

Public Improvement Hearing Central Avenues Improvements Phase 2

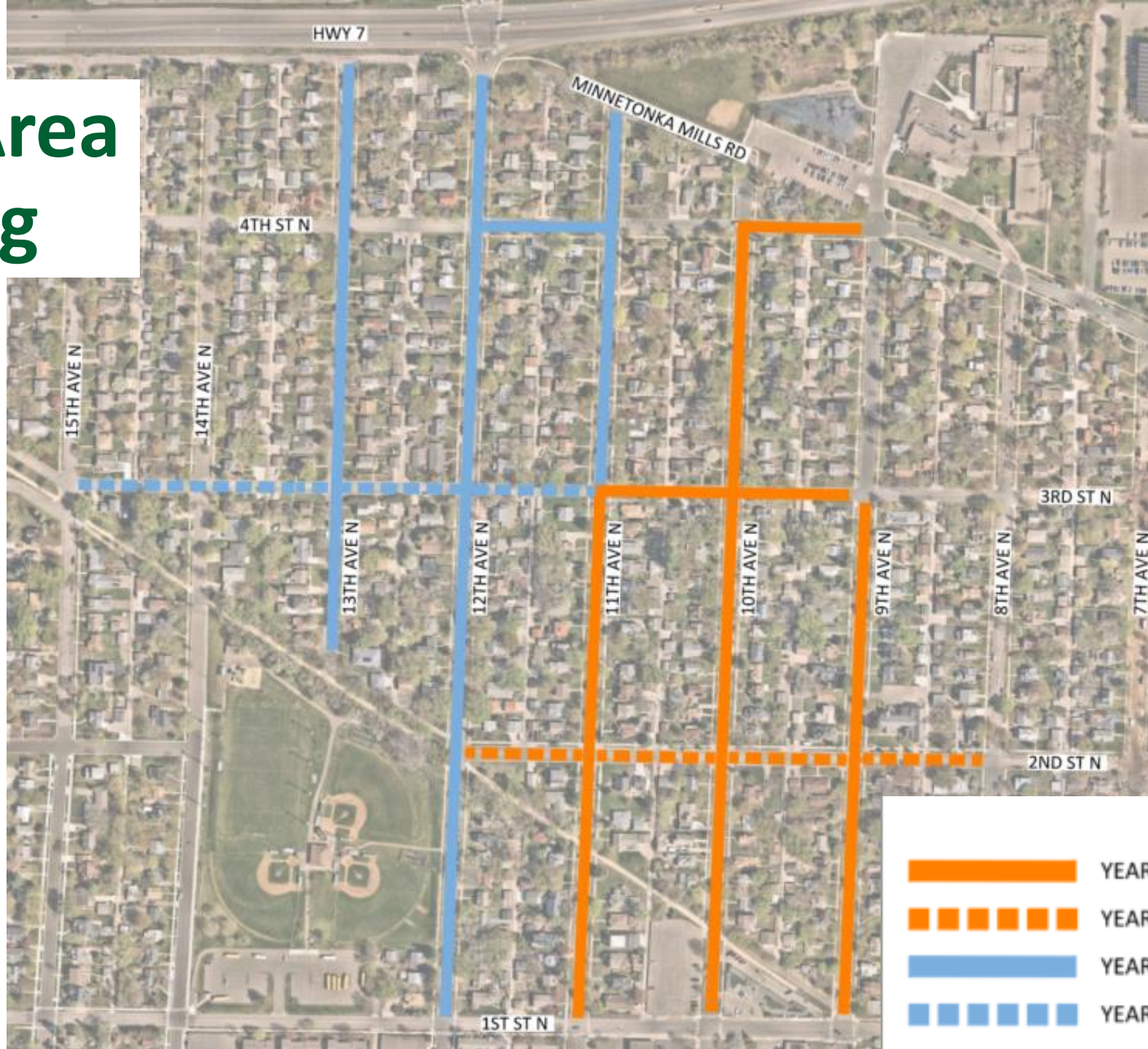


City of Hopkins

November 12, 2024



Project Area & Phasing



LEGEND

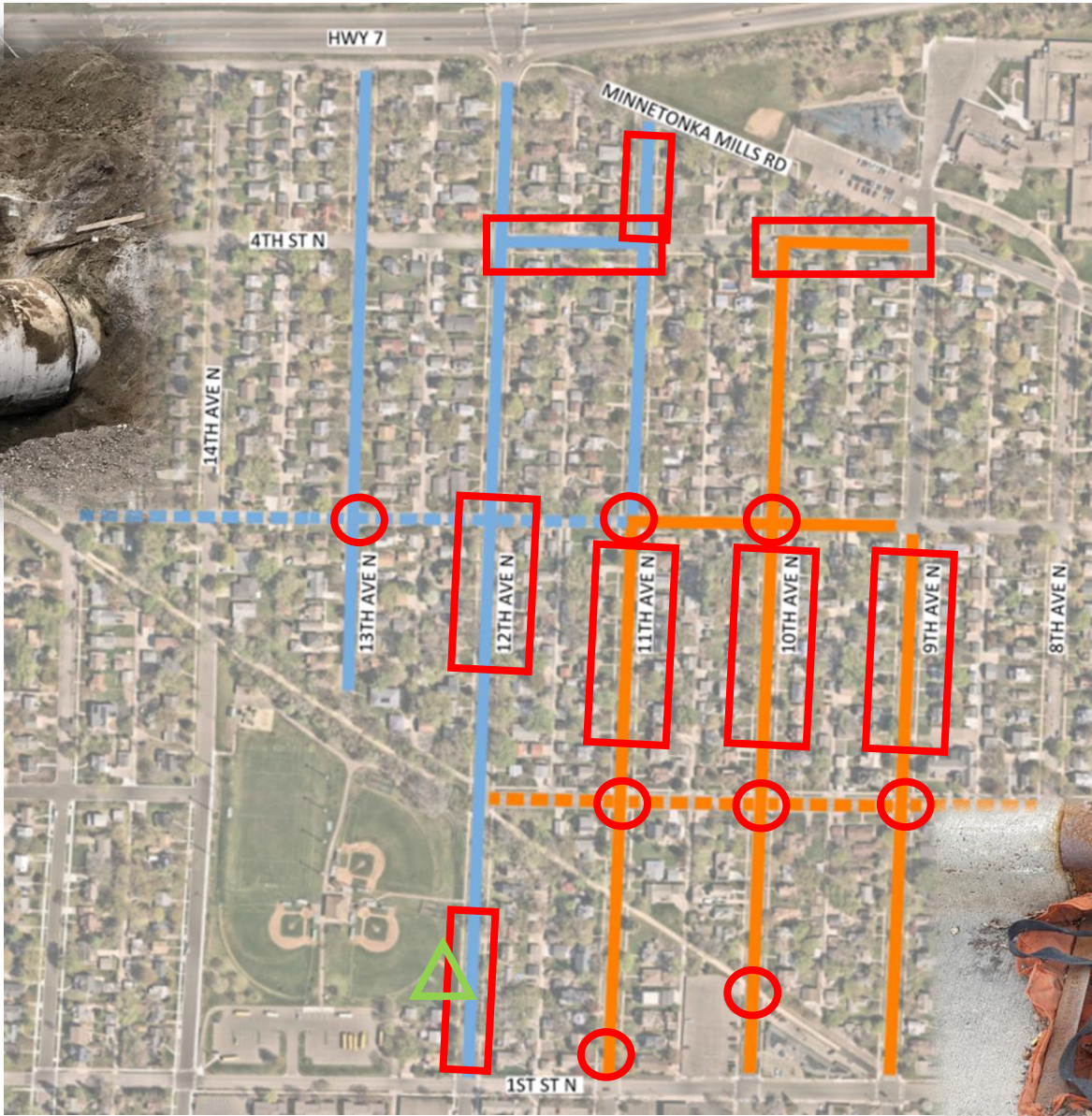
-  YEAR 1 RECONSTRUCTION
-  YEAR 1 STREET RESURFACING
-  YEAR 2 RECONSTRUCTION
-  YEAR 2 STREET RESURFACING








Utility Improvements: Sanitary Sewer & Watermain



Drainage Improvements: Storm Sewer



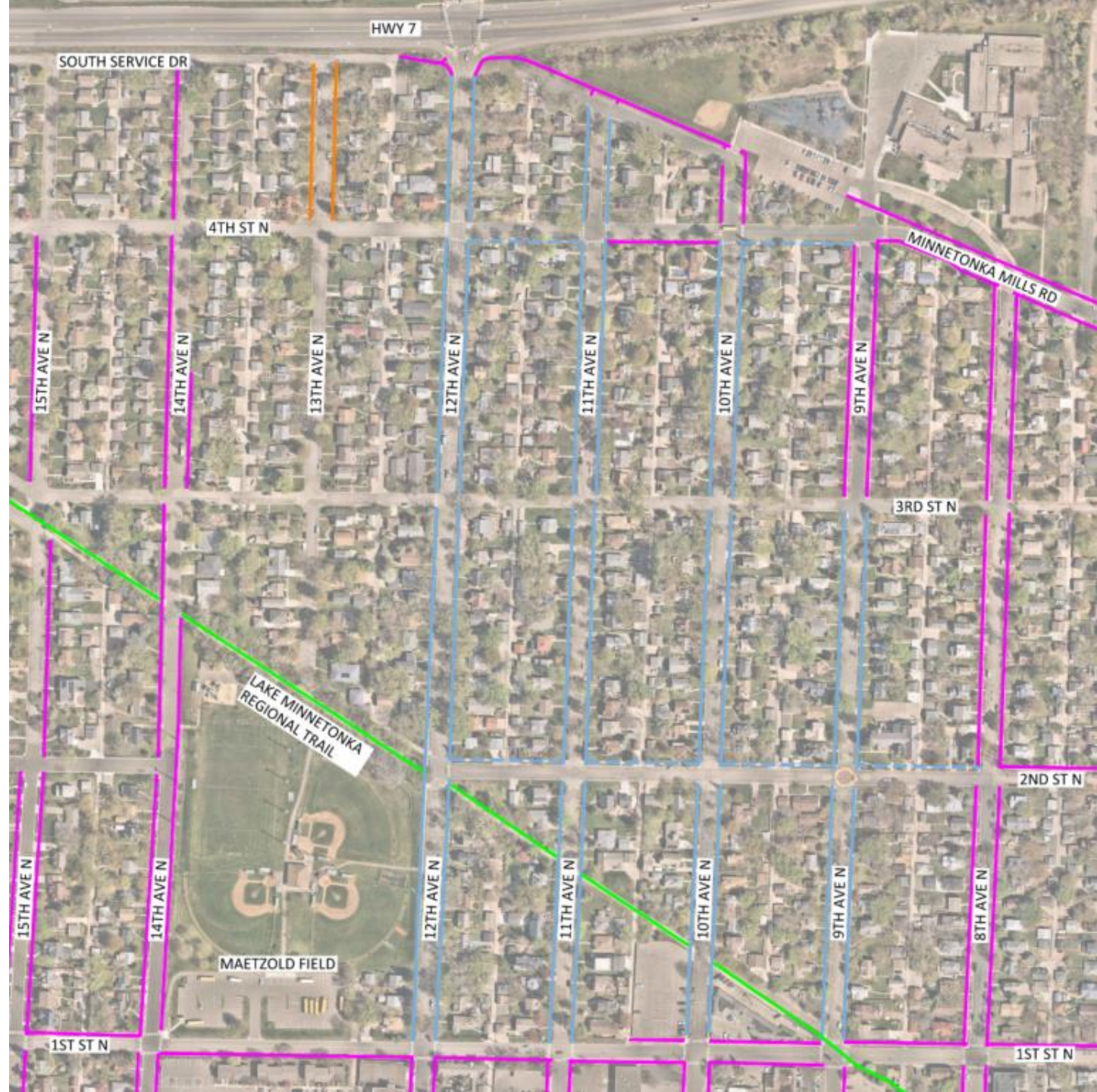
- Legend
-  Project Area
 -  Drainage Issues & Improvements
 -  Stormwater Management / Treatment
 -  Stormwater Management / Treatment
 -  Stormwater Management / Treatment



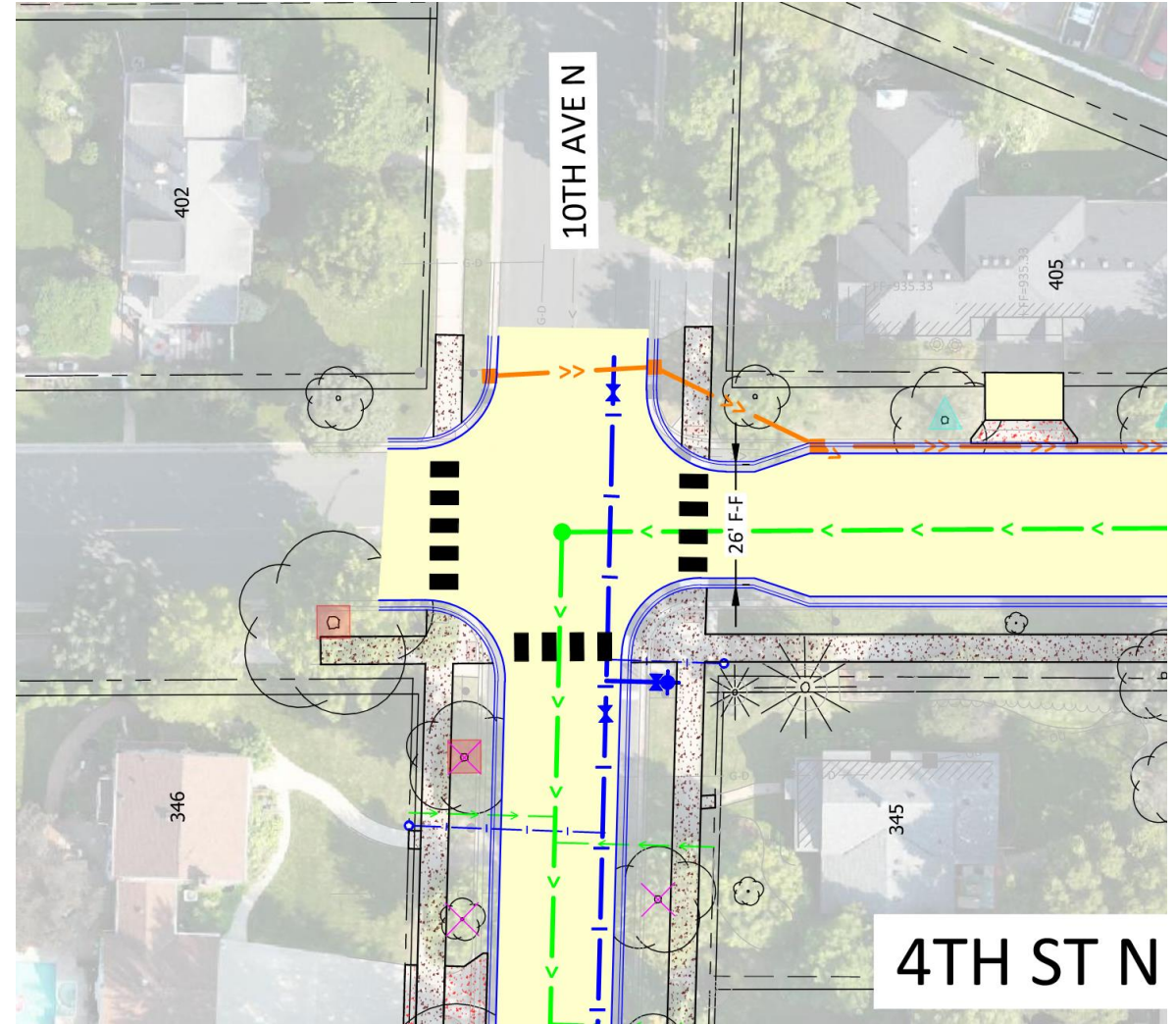
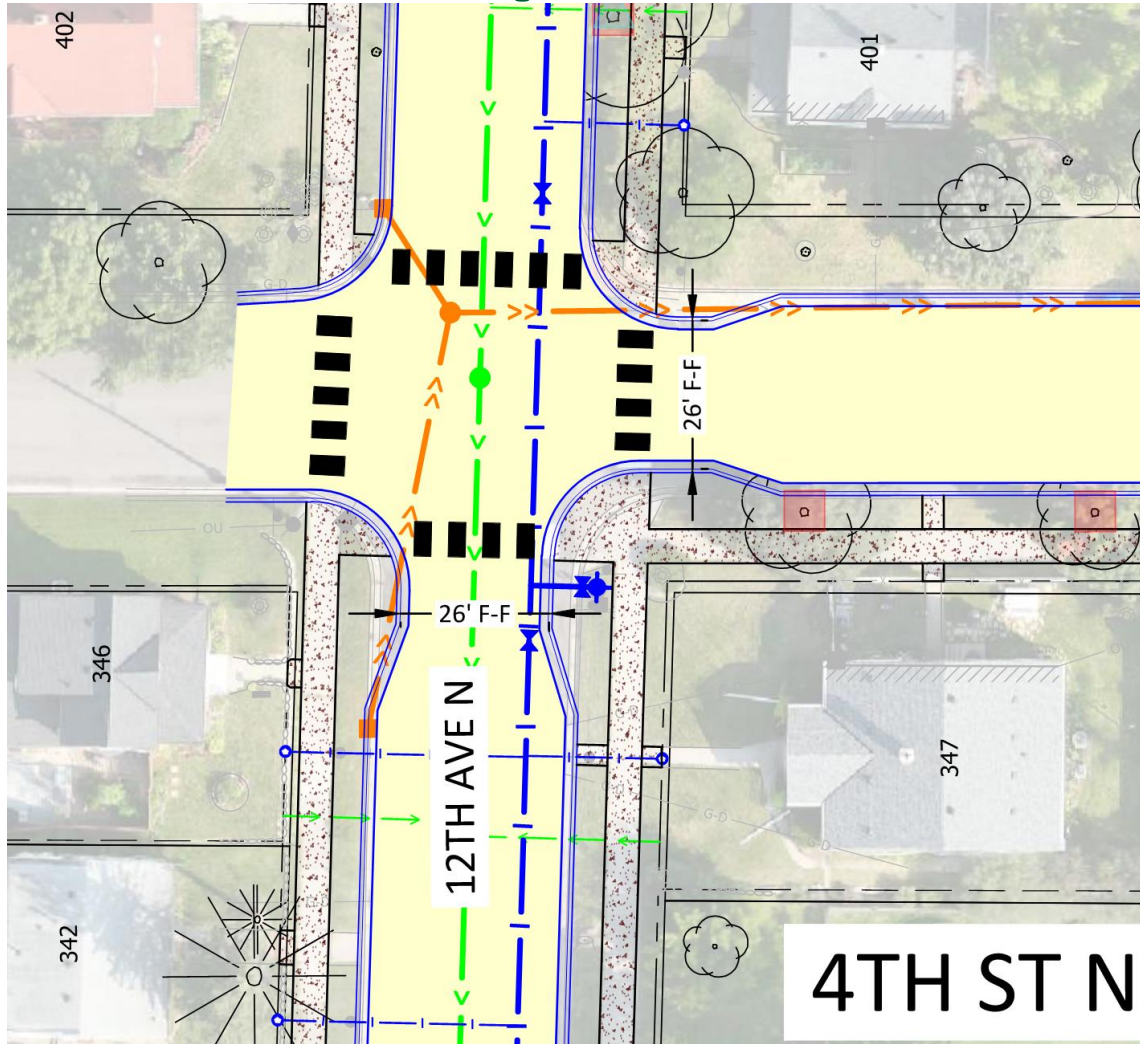
Pedestrian Improvements

LEGEND

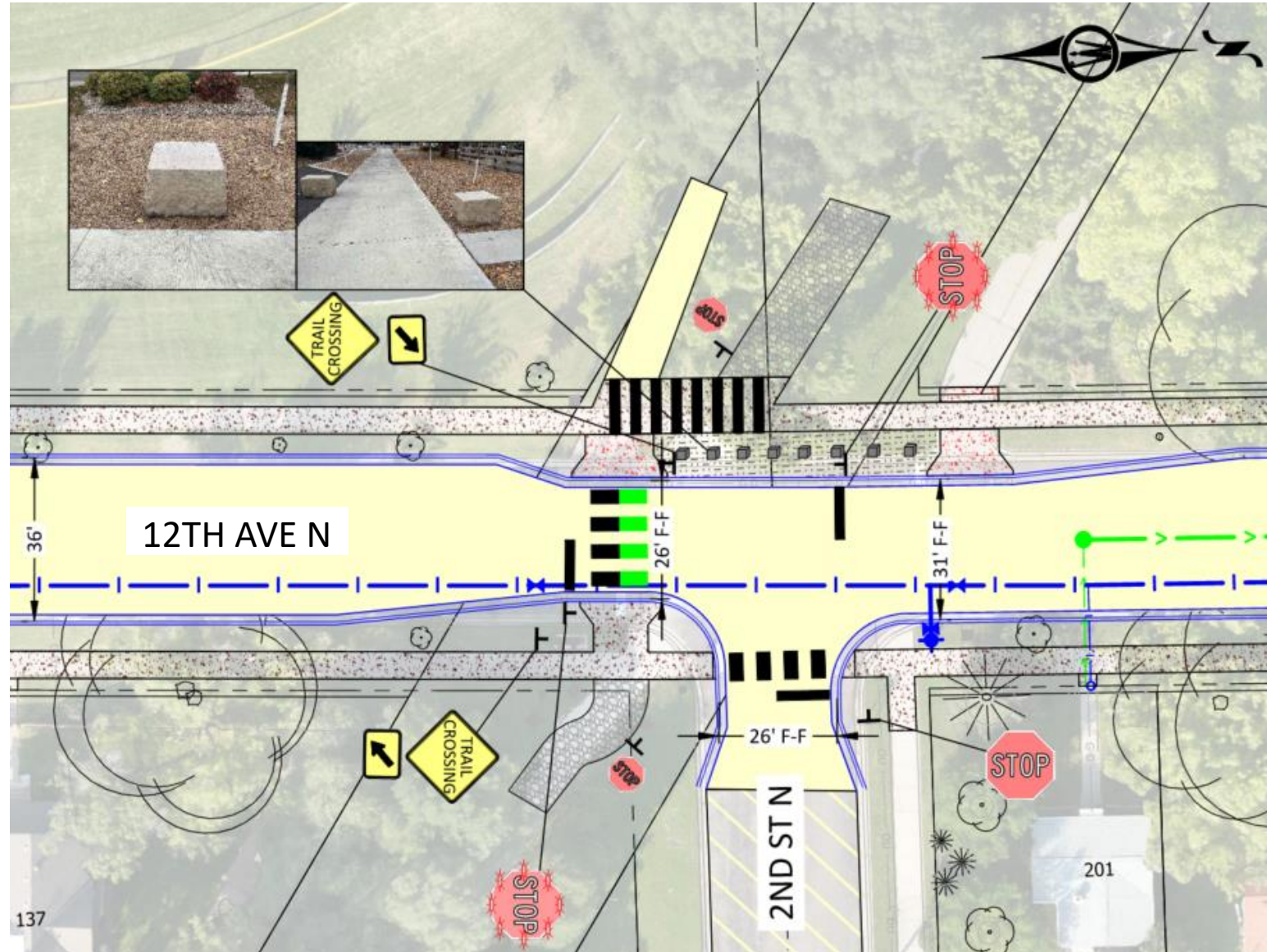
- PROPOSED SIDEWALK REPLACEMENT
- OPTION TO NOT REPLACE SIDEWALK (COST SAVING MEASURE)
- EXISTING SIDEWALK OUTSIDE OF PROJECT AREA
- SPOT SIDEWALK REPAIRS
- LAKE MINNETONKA REGIONAL TRAIL



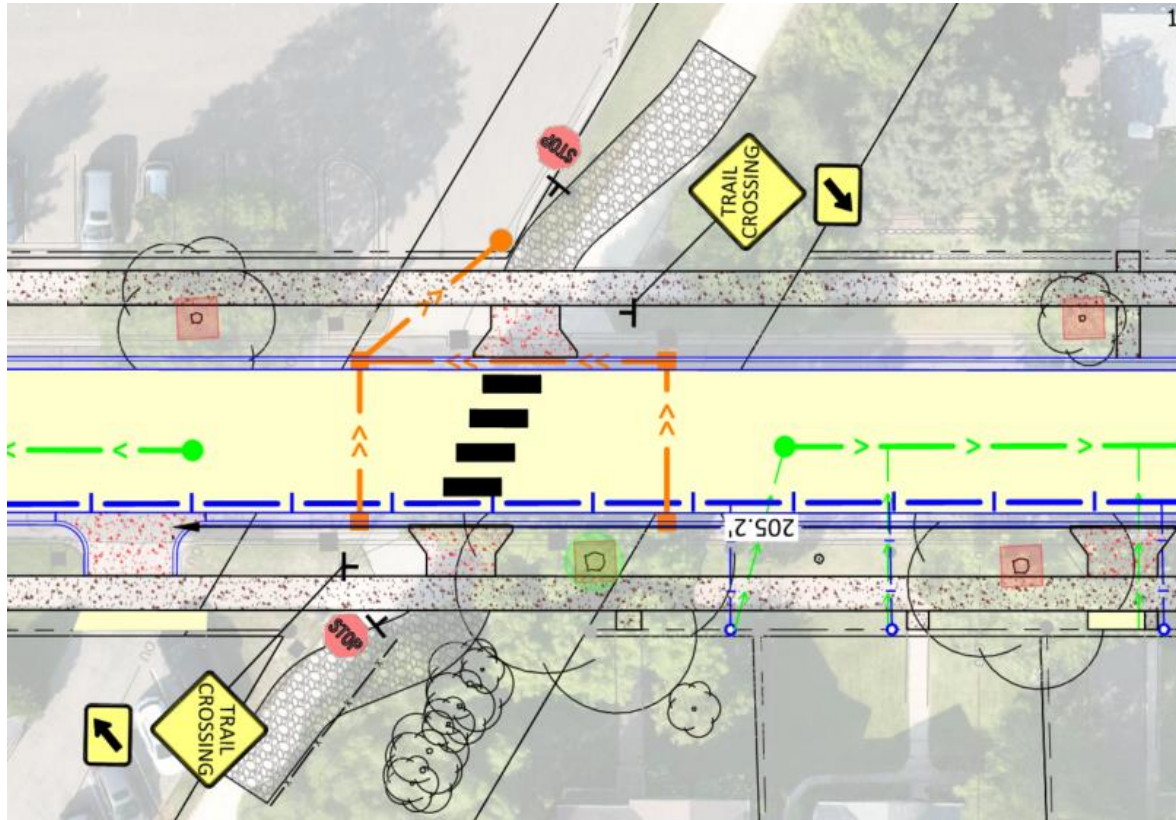
Curb Bumpouts



12th Ave N & 2nd St N Intersection Improvements

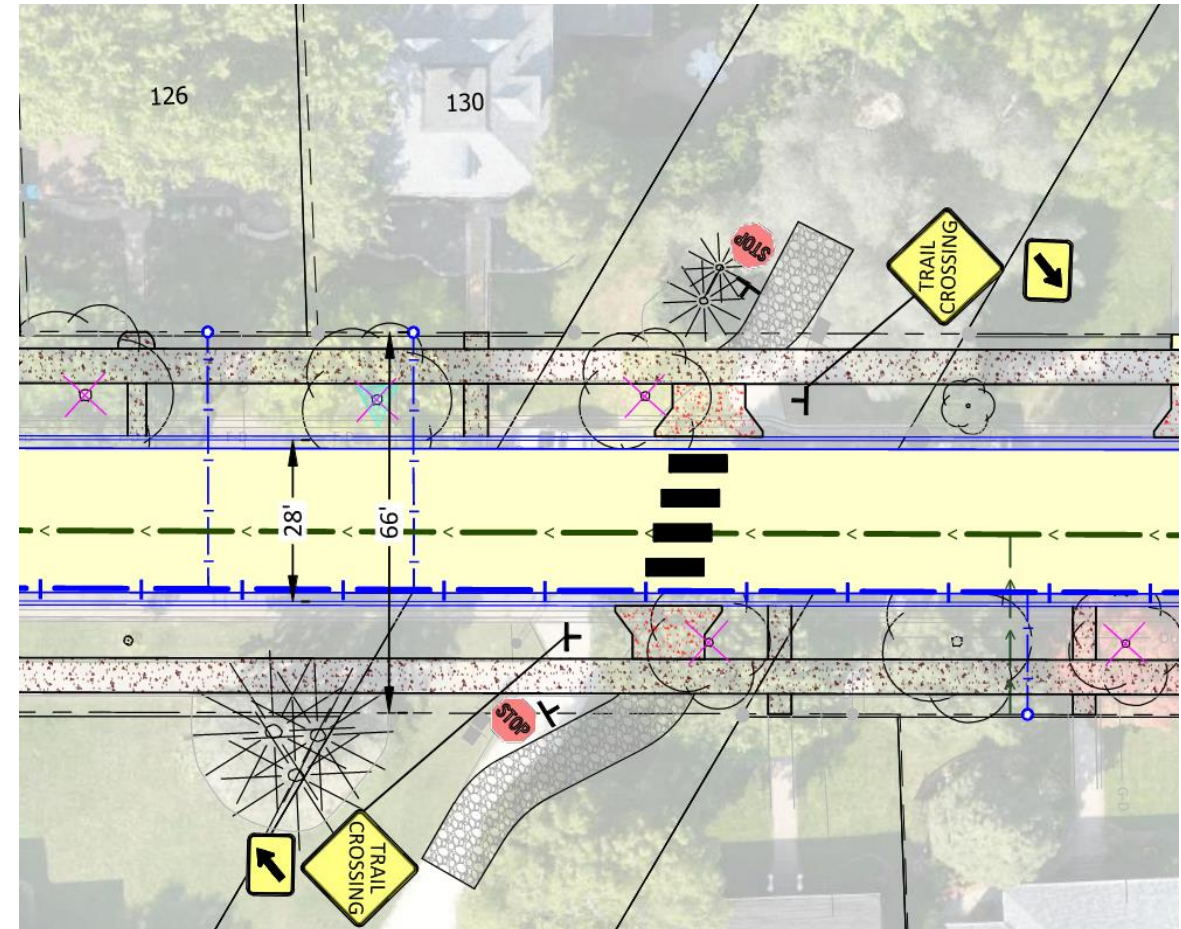


Regional Trail Crossing Improvements



10th Ave N (1st St N to 2nd St N)

11th Ave N (1st St N to 2nd St N)



Street Widths

Benefits of wider boulevards and narrowed streets:

- Narrower streets yield a 'traffic calming' effect which reduces motorist speeds
- Shorter crossing distances for pedestrians and bicyclists
- Additional snow storage spaces, boulevard trees to be saved, and buffer between pedestrians/vehicles
- Less pavement surface and more green space:
 - Reduces stormwater runoff, winter salting, and combats the urban heat island
- Direct project cost savings and ongoing future maintenance cost savings

Concerns received on proposed 28' street widths:

- Sight lines / stopping distances between pedestrians/vehicles
- Two vehicles will not be able to pass at the same time if both sides are parked, emergency vehicle access discussion
- Winter snow events could further reduce street widths
- Impacts to special events such as parties, holiday light displays, community events
- Street parking difficulty particularly near Mainstreet, the Church, and along heavier traveled avenues



Street Widths

Past reconstruction projects in Hopkins with narrowed street widths:

- 2024 Central Avenues Improvements
 - 7th Ave N narrowed from 36' to 32'; 8th Ave N narrowed from 31' to 28'; 3rd St N narrowed from 30' to 28'
- 2023 Street & Utility Improvements
 - 15th Ave N narrowed from 35' to 32'
- Interlachen Park Street & Utility Improvements (2020-2021)
 - Most north-south blocks reconstructed at 26'
- 2013 Street & Utility Improvements (South Presidents)
 - All streets narrowed from 30' to 28'
- 2009/2010 Street & Utility Improvements (East of 5th Ave/South of Burnes Park)
 - Most streets reconstructed at 28'



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'	32' 28'
10 th Ave N, 1 st St N to 2 nd St N	36'	32' 28'
10 th Ave N, 2 nd St N to 4 th St N	36'	30' 28'
11 th Ave N, 1 st St N to 2 nd St N	35'	32' 28'
11 th Ave N, 2 nd St N to Mtka Mills Rd	31'	30' 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	



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

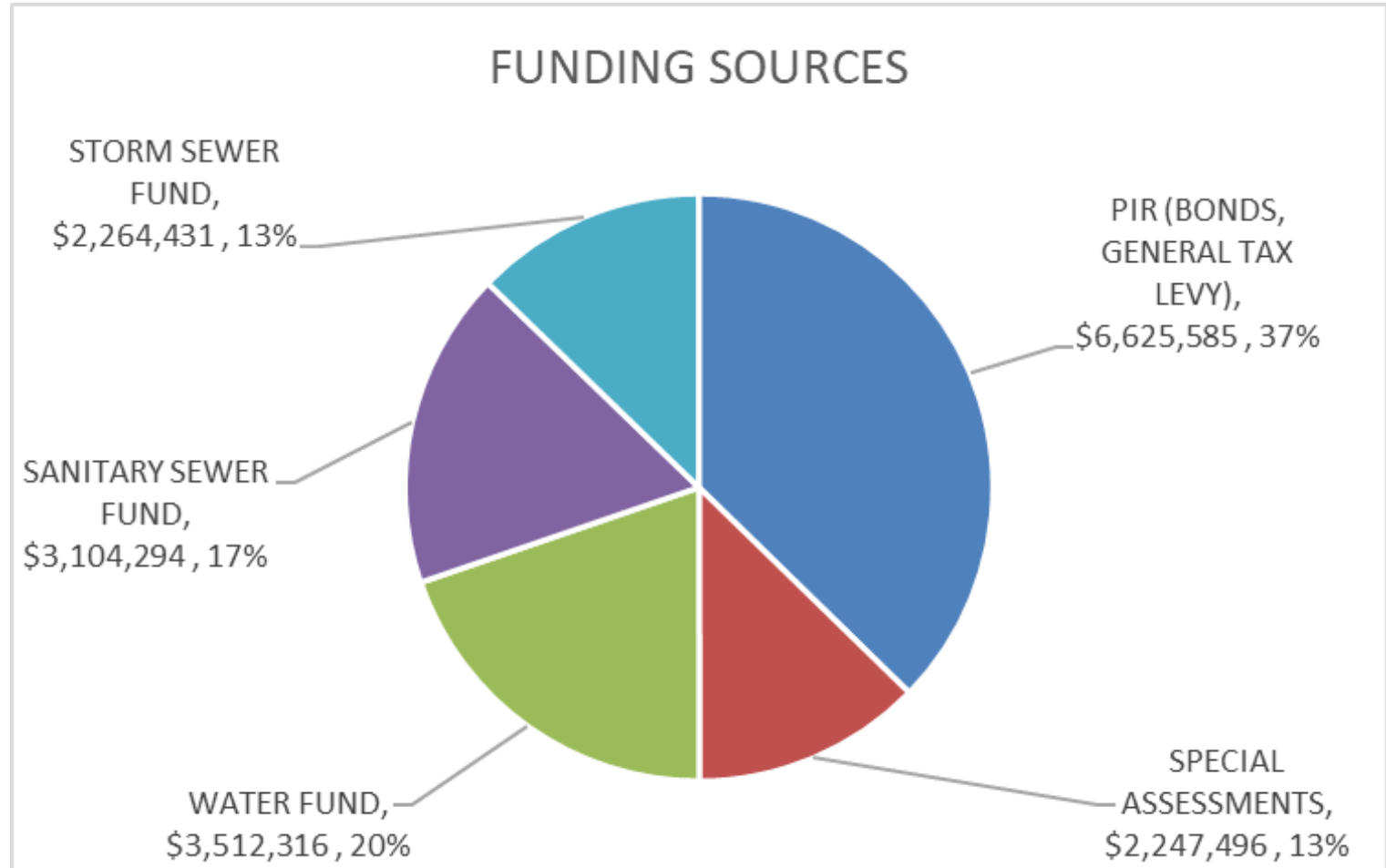
- Cost saving measures included:
 - Narrowed street widths where feasible and publicly acceptable for reduced initial construction and ongoing future maintenance
 - Mill & Overlay on 2nd St N, Reclaim & resurface on blocks of 3rd St N
 - Abandon watermain on 3rd St N that is not critical to the system
 - Trenchless watermain south of TH 7 between 11th Ave N and 13th Ave N
 - Trenchless lining of some sewer mains to avoid large trench excavations
 - Avoiding large trunk storm sewer pipes
 - One, two-year project with one contract to reduce indirect 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 Costs with Contingencies	\$15,046,000
Engineering & Administration (18%)	\$2,708,000
Total Estimated Project Costs	\$17,754,000



Project Funding

- Pursuing Funding Opportunities:
 - MPCA I/I Grant for sanitary sewer replacement and rehabilitation (lining), and new manholes/castings
 - MPCA Sewer Overflow and Stormwater Reuse Municipal Grant for up to \$150,000 in planning funds for City stormwater inventory and modeling
 - MPCA Stormwater Resilience Implementation Grant



Special Assessment Policies

- Assessments are proposed for all reconstructed streets (North-South Avenues; 4th St N; 3rd St N from 9th to 11th Ave)
 - No assessments for pavement resurfacing/maintenance work (2nd St N; 3rd St N from 11th to 15th 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 mailed to each property receiving an assessment
 - 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





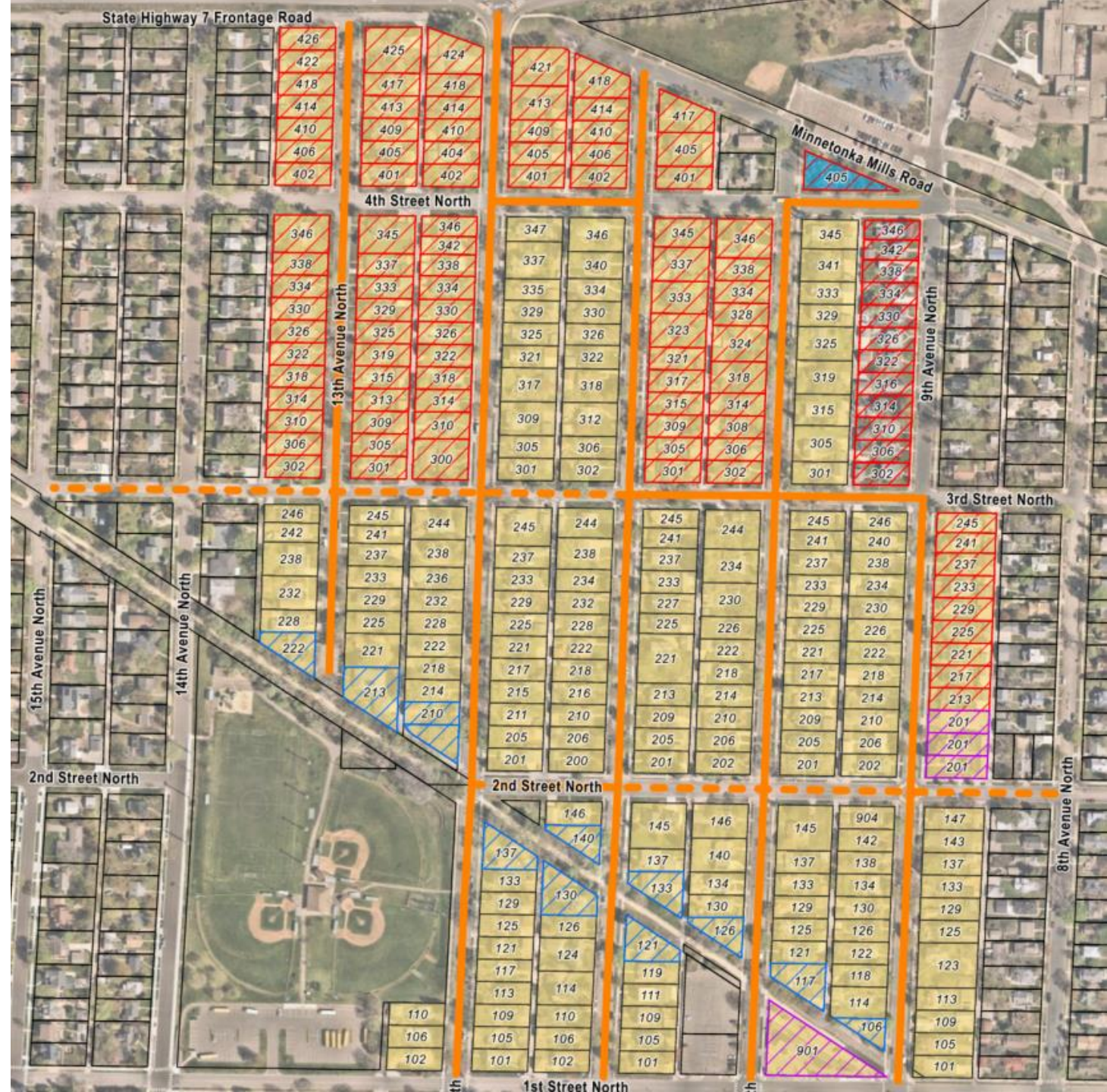
Special Assessment Property Map

Legend

-  Parcels
-  Area Adjustment for Irregular Shaped Parcel
-  Special Benefit Appraisal for Commercial Property
-  Assessed for 2011/2012 Street Improvements
-  Avenues Frontage Assessment
-  Side Street Unit Assessment

Project Locations

-  Reconstruction
-  Street Resurfacing



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



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

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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

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CONTACTS

Bolton & Menk, Inc.
Nick Amatuccio, PE



Project Schedule

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:

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

November 2026 – Construction Complete



Thank You!

Any Questions?

Nick Amatuccio, PE
Project Manager

Eric Klingbeil, PE
City Engineer



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Bolton-Menk.com