

Neighborhood Meeting #4

Central Avenues Improvements

Phase 2



City of Hopkins
April 9, 2025



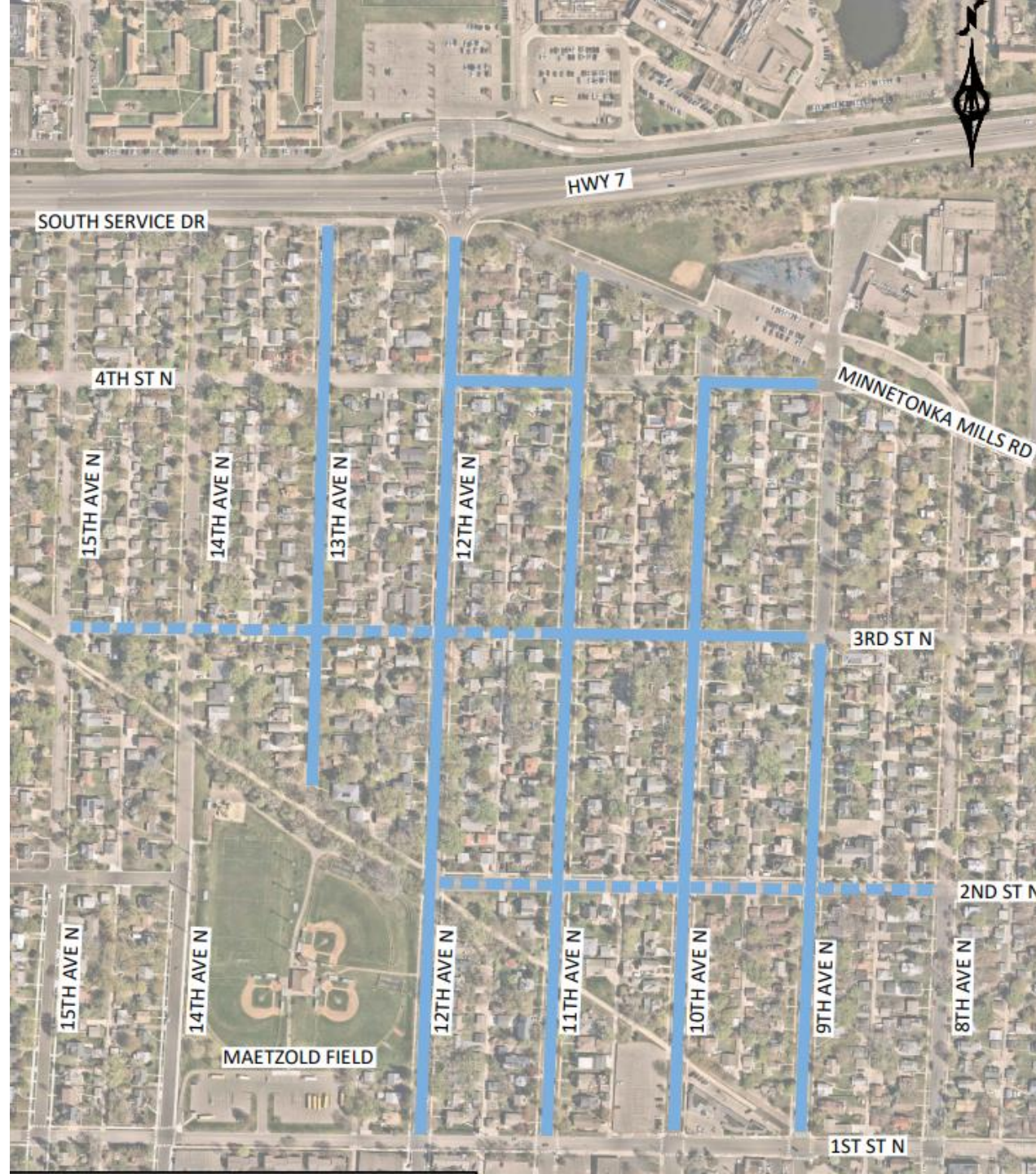
Project Area

LEGEND



PROPOSED STREET & UTILITY
RECONSTRUCTION

PROPOSED STREET RESURFACING



Project Bids and Costs

- 7 Bids Received
- R.L. Larson Excavating is Low Bidder
- Low Bid Amount = \$11,479,980
- \$2.7 Million below Estimated Costs

Estimated Cost of Central Avenues Improvements Phase 2	
Street Improvements	\$4,410,000
Pedestrian Improvements	\$1,225,000
Sanitary Sewer Improvements	\$1,660,000
Watermain Improvements	\$2,050,000
Storm Sewer Improvements	\$2,000,000
11 th Ave S & 5 th Ave/Mtka Mills Rd	\$135,000
Construction Subtotal	\$11,480,000
Contingencies	\$720,000
Engineering & Administration	\$2,730,000
Total Estimated Project Costs	\$14,930,000



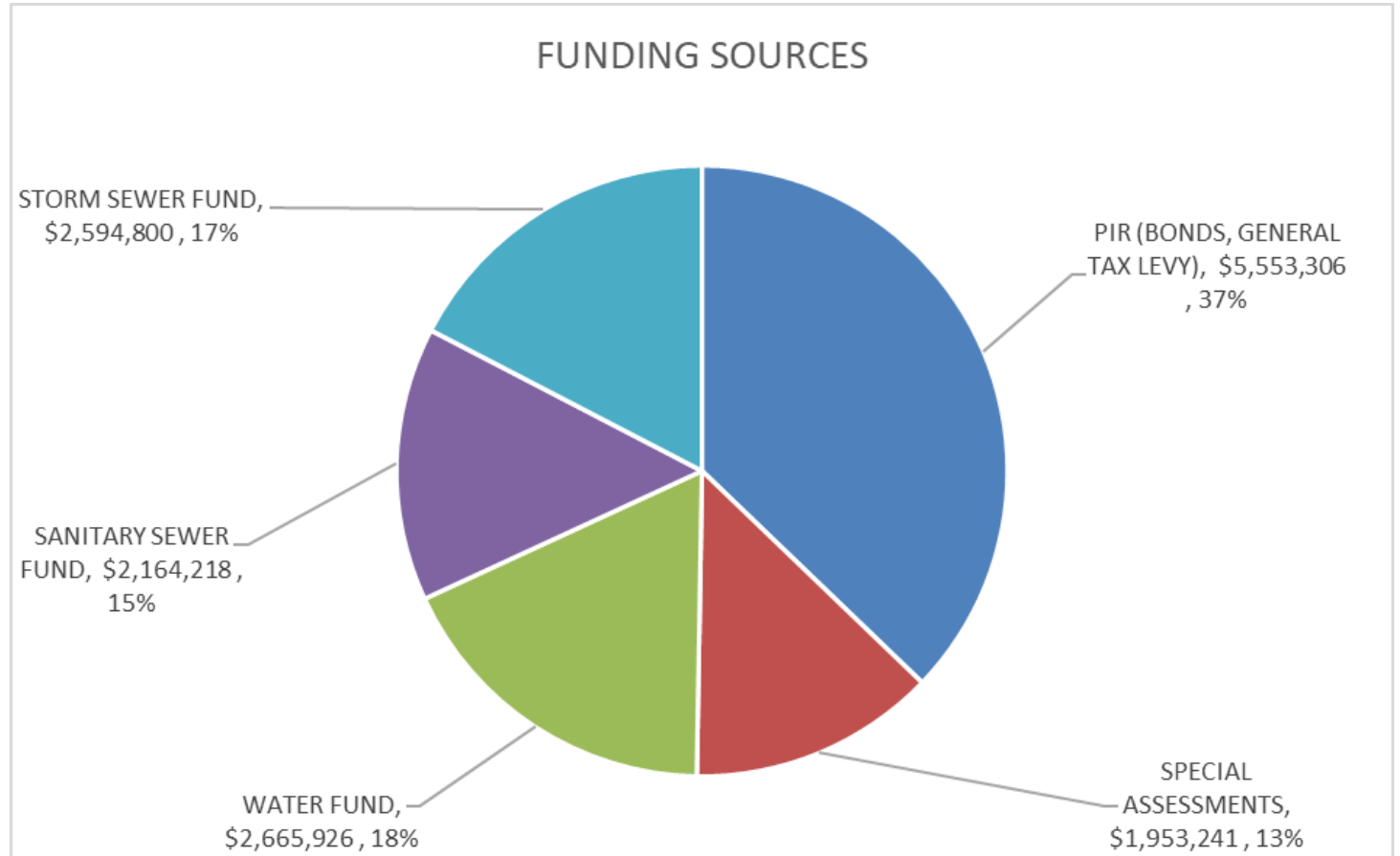
Project Budget & Assessments

of Properties to be Assessed

- 280 Properties
 - 278 Single Family Homes
 - 96 Properties have Lower Assessments due to Previous Assessments in 2011/2012
 - 2 Non-Single Family (Commercial)
 - Benefit Appraisals

Total Special Assessment Amount

- \$1,953,000
 - Special Assessments for all properties are lower than preliminary amounts due to favorable bid prices



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
 - Utility Assessments for residential properties were lowered by approximately \$940 due to favorable bid prices
 - 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 \$3,000 (side street assessment/no utilities) to \$30,000 (commercial property)
 - **Assessment for typical 50' lot on the Avenues = \$7,188 (\$5,466 Street; \$854 Water; \$868 Sewer)**
 - 2011 & 2012 Project Assessments considered when calculating Proposed Assessments





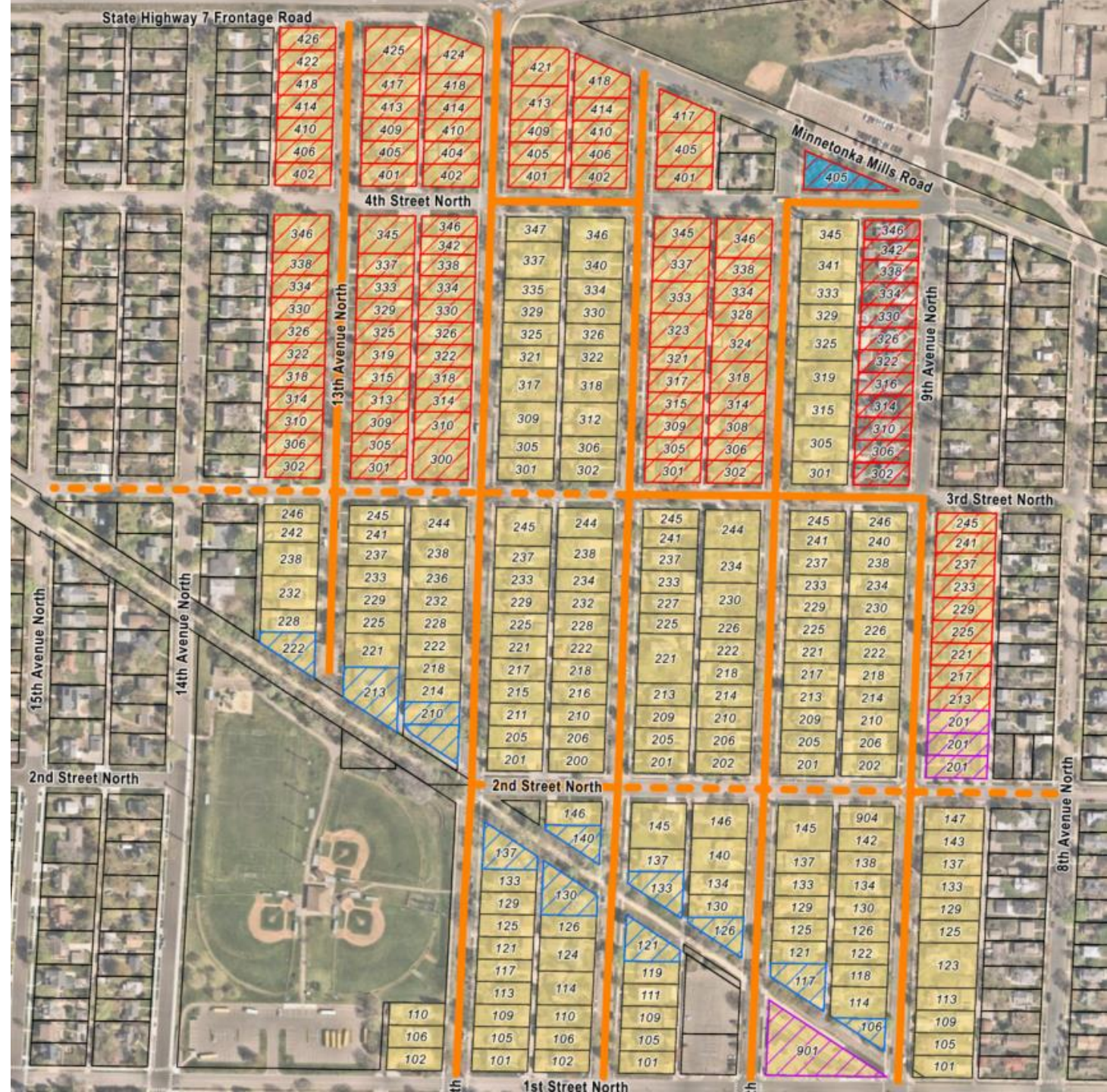
Special Assessment Property Map

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



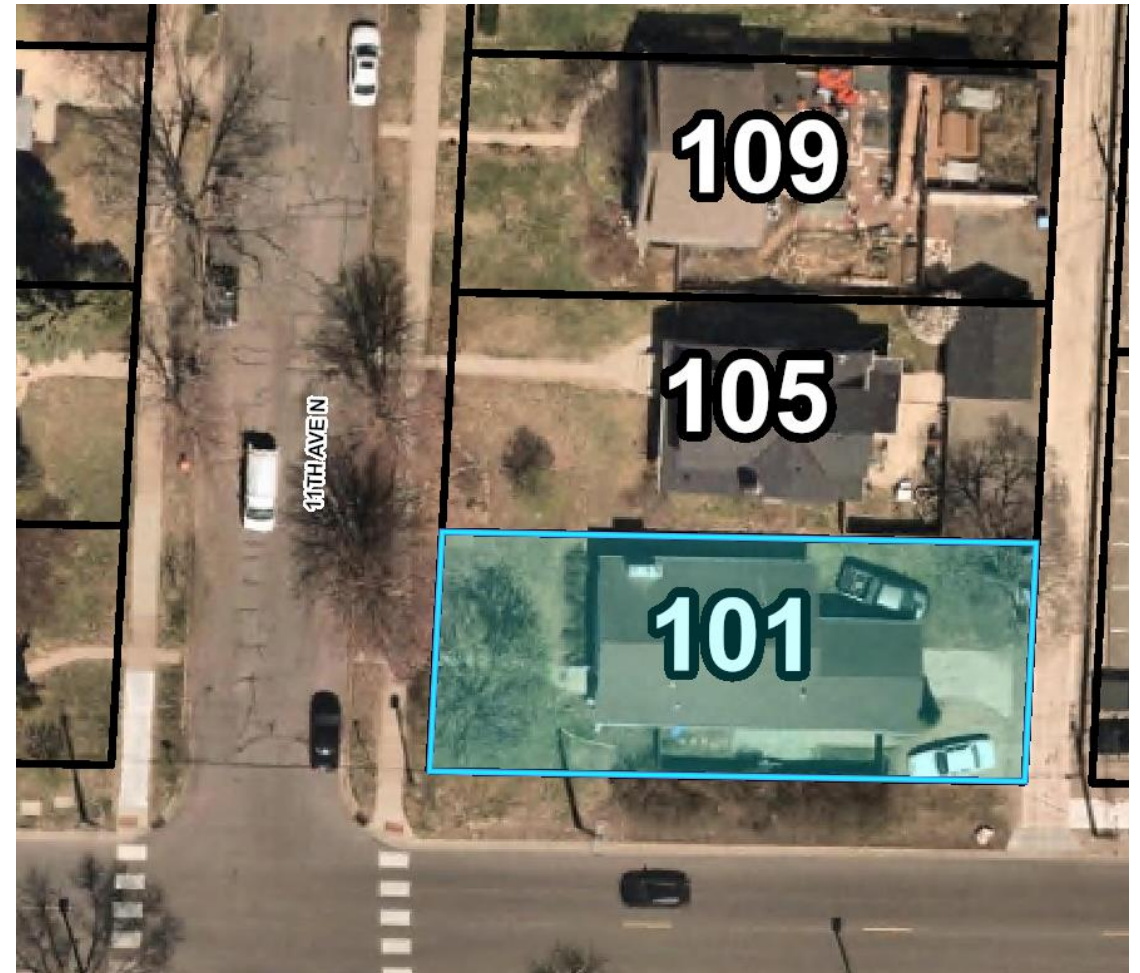
Assessment Calculation Example 1

- 138 9th Ave N
 - Street Assessment per cap
 - \$109.32 / foot @ 50' frontage
 - $\$109.32 \times 50' = \$5,466.00$
 - Water Service replacement? - Yes
 - $\$1708.65 \times 50\% = \854.33
 - Sewer Service replacement? - Yes
 - $\$1736.50 \times 50\% = \868.25
- **Total Assessment** = $\$5,446.00 + \$854.33 + \$868.25$
= **\$7,188.58**



Assessment Calculation Example 2

- 101 11th Ave N
 - Street Assessment per cap
 - \$109.32 / foot @ 50' frontage
 - $\$109.32 \times 50' = \$5,466.00$
 - Water Service replacement? - No
 - Replaced within the last 10 years
 - Sewer Service replacement? - Yes
 - $\$1736.50 \times 50\% = \868.25
- **Total Assessment** = \$5,446.00 + \$868.25
= **\$6,334.25**



Assessment Calculation Example 3

- 324 10th Ave N
 - Street Assessment per cap with previous assessment
 - \$109.32 / foot @ 80' frontage
 - $\$109.32 \times 80' = \$8,745.60$
 - 4th St N Unit Assessment paid in 2012 = \$2,728.85
 - Assessment cap at 2012 rate (\$74.45 / foot) = \$5,956.00
 - Percentage of cap paid in 2012 = 46%
 - Remaining percentage owed on 2024 cap = 54%
 - Street Assessment = $\$8,745.60 \times 54\% = \mathbf{\$4,738.64}$
 - Water Service replacement? - Yes
 - $\$1708.65 \times 50\% = \mathbf{\$854.33}$
 - Sewer Service replacement? - Yes
 - $\$1736.50 \times 50\% = \mathbf{\$868.25}$
- **Total Assessment** = $\$4,738.64 + \$854.33 + \$868.25$
= **\$6,461.22**



Assessment Calculation Example 4

- 137 12th Ave N
 - Street Assessment per cap with area adjustment
 - \$109.32 / foot @ 105' frontage
 - Area Adjustment due to Regional Trail/Irregular Shape
 - Area = 8241 SQ FT; Depth = 123'
 - Adjusted Frontage if Rectangular = $8241/123 = 67'$
 - Street Assessment = $\$109.32 \times 67' = \mathbf{\$7,324.44}$
 - Water Service replacement? - Yes
 - $\$1708.65 \times 50\% = \mathbf{\$854.33}$
 - Sewer Service replacement? - Yes
 - $\$1736.50 \times 50\% = \mathbf{\$868.25}$
- **Total Assessment** = $\$7,324.44 + \$854.33 + \$868.25$
= **\$9,047.02**



Assessments: Summary of Payment Options

1. Prepay in full or part without interest until July 31, 2025
2. Prepay in full or part with interest until November 15, 2025
3. Do nothing -- Remaining balance put on taxes after November 15, 2025
 - 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

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



Example Payment Schedule

\$7,188.58
Assessment
at 6%
Interest

Tax Year	Principal Balance	Annual Principal	Annual Interest	Service Charge	Total Amount*
2025	\$7,188.58	\$0.00	\$0.00	\$0.00	\$0.00
2026	\$6,709.34	\$479.24	\$611.03	\$2.50	\$1,092.77
2027	\$6,230.10	\$479.24	\$402.56	\$2.50	\$884.30
2028	\$5,750.86	\$479.24	\$373.81	\$2.50	\$855.55
2029	\$5,271.62	\$479.24	\$345.05	\$2.50	\$826.79
2030	\$4,792.38	\$479.24	\$316.30	\$2.50	\$798.04
2031	\$4,313.14	\$479.24	\$287.54	\$2.50	\$769.28
2032	\$3,833.90	\$479.24	\$258.79	\$2.50	\$740.53
2033	\$3,354.66	\$479.24	\$230.03	\$2.50	\$711.77
2034	\$2,875.42	\$479.24	\$201.28	\$2.50	\$683.02
2035	\$2,396.18	\$479.24	\$172.53	\$2.50	\$654.27
2036	\$1,916.94	\$479.24	\$143.77	\$2.50	\$625.51
2037	\$1,437.70	\$479.24	\$115.02	\$2.50	\$596.76
2038	\$958.46	\$479.24	\$86.26	\$2.50	\$568.00
2039	\$479.22	\$479.24	\$57.51	\$2.50	\$539.25
2040	\$0.00	\$479.22	\$28.75	\$2.50	\$510.47
		Principal	Interest		Total
	Totals	\$7,188.58	\$3,630.23		\$10,856.31

*Actual amounts may be different due to rounding and service charges



Project Schedule

April 9 – Neighborhood Meeting 4

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

April 15 – City Council Meeting

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

Late April/Early May 2025 – Start Construction

- Construction will be substantially complete on Phase 1 streets in October/November 2025

October/November 2026 – Finish Construction

- Construction will start on Phase 2 streets in April/May 2026
- Final punch list and cleanup items may go into the Spring of 2027



Construction Phasing

Phase 1 – 2025 Construction

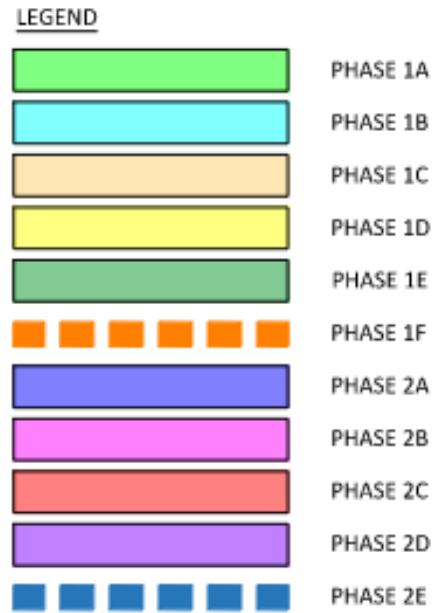
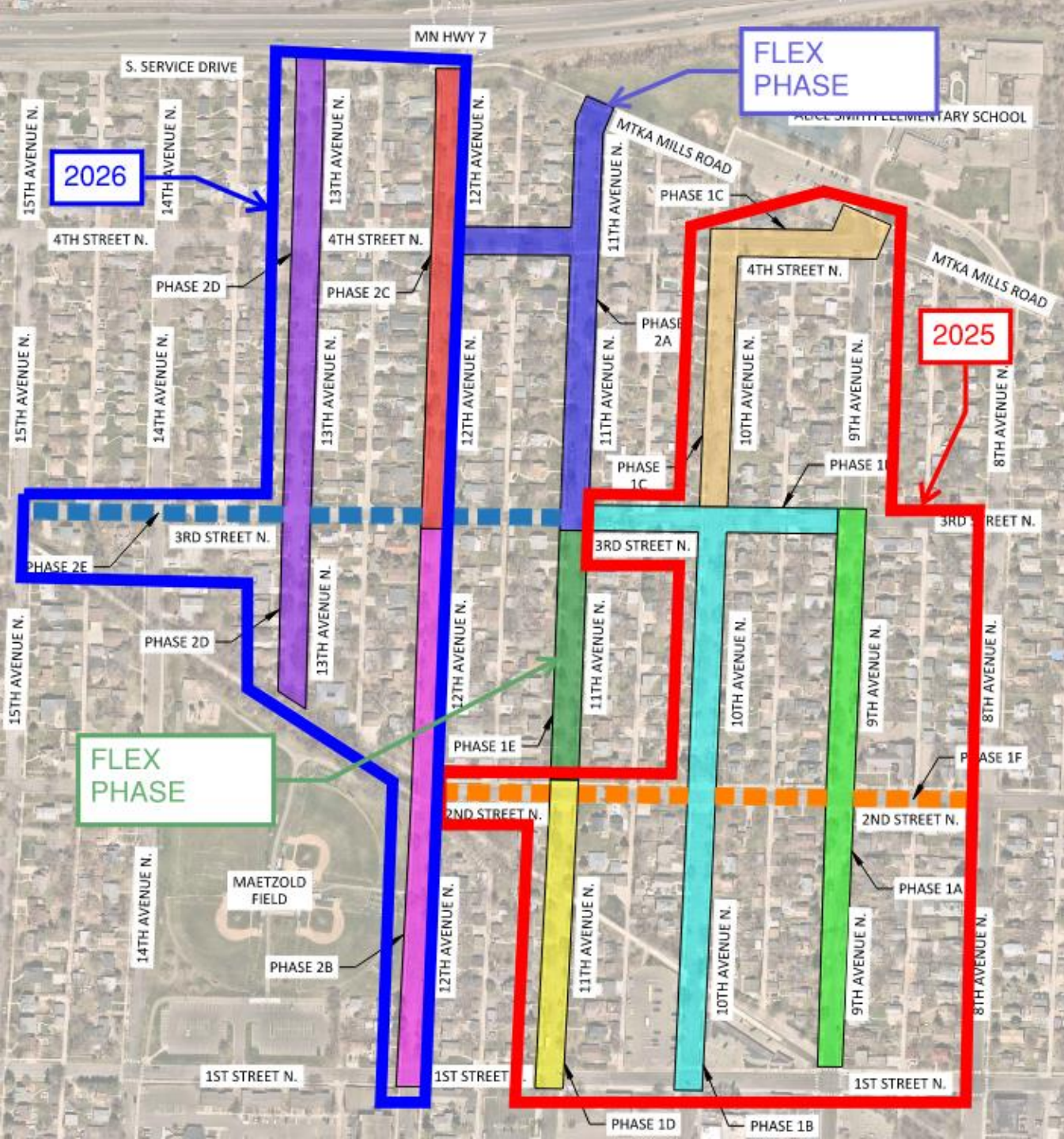
- Subphases outlined in Red

Phase 2 – 2026 Construction

- Subphases outlined in Blue

Flex Phases – 2025 or 2026

- 1E – 11th Ave, 2nd to 3rd
 - Tentative schedule is Fall 2025
 - Could push back to Spring 2026
- 2A – 11th Ave, 3rd to Mtka Mills and 4th St, 11th to 12th
 - Tentative schedule is Spring 2026
 - Could move up to Fall 2025



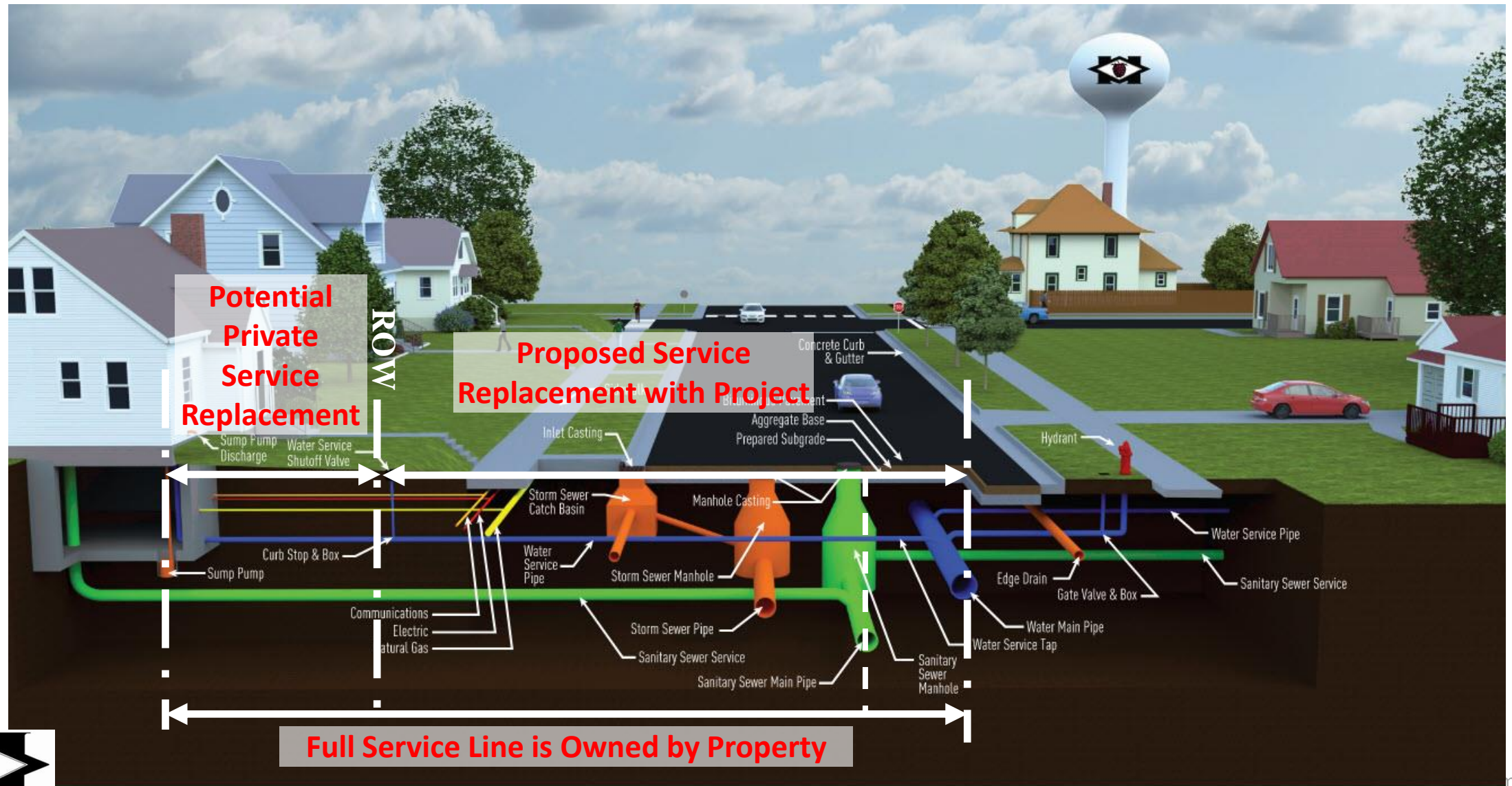
Construction Process

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



Service Line Replacement



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)



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



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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.


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Wireless Number * 1 (US)



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 structural, utility, and construction improvements including 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 Communication

- Website (Weekly)
www.HopkinsAvenuesProject.com
- Newsletters (Monthly) & Notices (As Needed)
- Construction Manager: Josh Hrabe
 - 612-965-2473; josh.hrabe@bolton-menk.com
- Construction Inspector: John Brennan
 - 651-368-1783; john.brennan@bolton-menk.com



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February, 2017



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(952) 890-0509

CONSTRUCTION NEWSLETTER

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

 **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 23rd**
OR
Wednesday, March 1st

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 be 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 (1st layer), Begin Phase 2 Construction

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

October – Phase 3 Streets Paved (1st layer), Begin Phase 4 Construction

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



Thank You!

Any Questions?

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City Engineer

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