

Greenbrier Circle Improvements Virtual Open House

September 15, 2020
6:00 PM



Housekeeping

- ▶ Please turn your microphone or phone on mute during the presentation
- ▶ Please use comment box within Microsoft Teams to type questions to presenter during presentation
- ▶ Questions will be answered at the end of the presentation
- ▶ You can unmute your microphone or phone to ask questions at the end of the presentation
- ▶ Please provide your name and address when asking questions

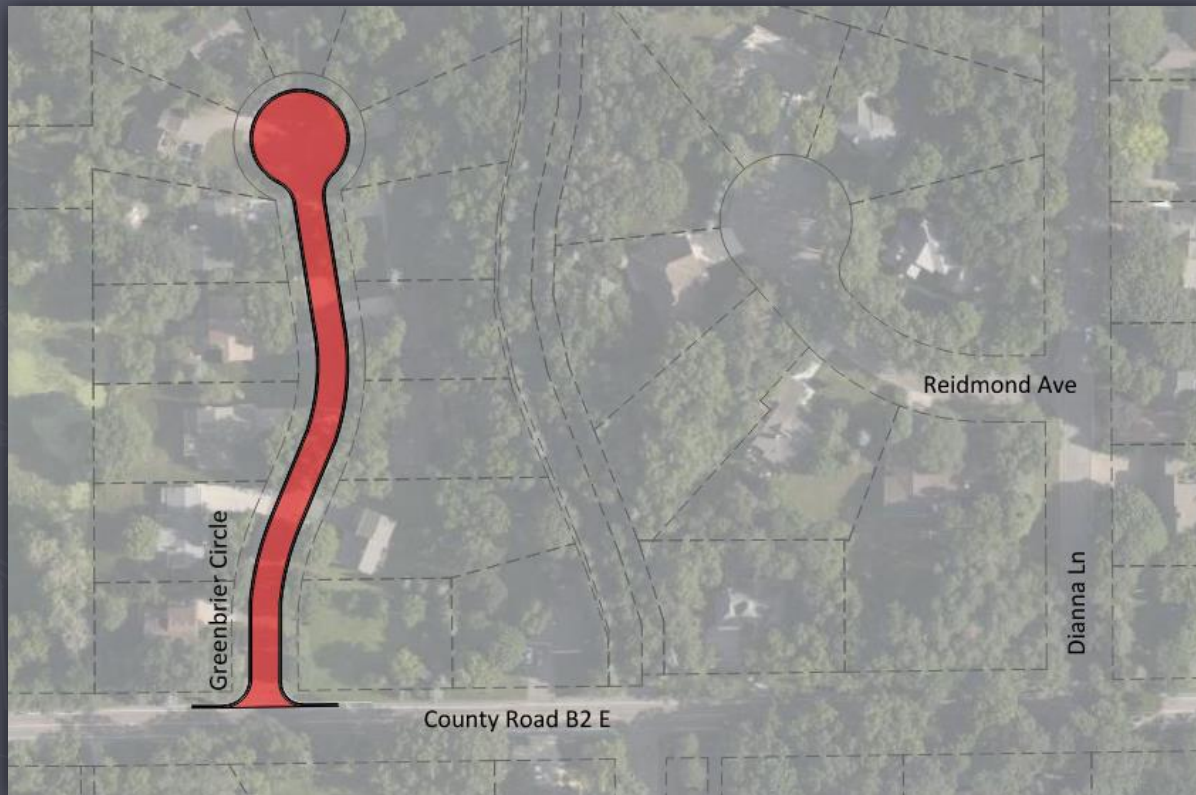
Street Improvement Planning

- ▶ City has a 5-year Capital Improvement Plan
- ▶ Streets are prioritized by staff review and pavement rating
- ▶ The major factor affecting street prioritization is the pavement condition
- ▶ Other factors
 - Utility Problems / Improvements
 - Drainage Issues

Project Area

► Greenbrier Circle

- Bituminous street with urban section (bituminous curb and gutter)
- Approximately 600 feet
- 60' right-of-way



Why our street?



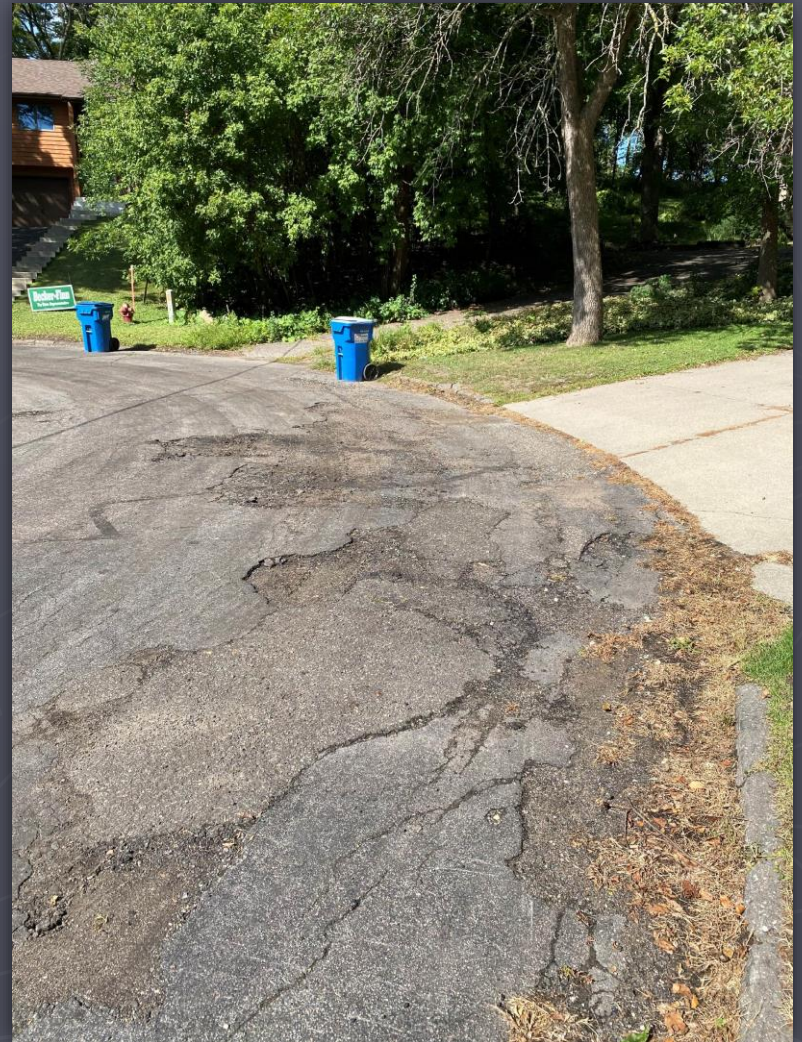
- Greenbrier Circle has been included in City's 5-year CIP

Why our street?



- ▶ Patch areas and potholes over a significant portion of the roadway
- ▶ Alligator cracking
- ▶ Curb and gutter missing in locations, bituminous curb in others

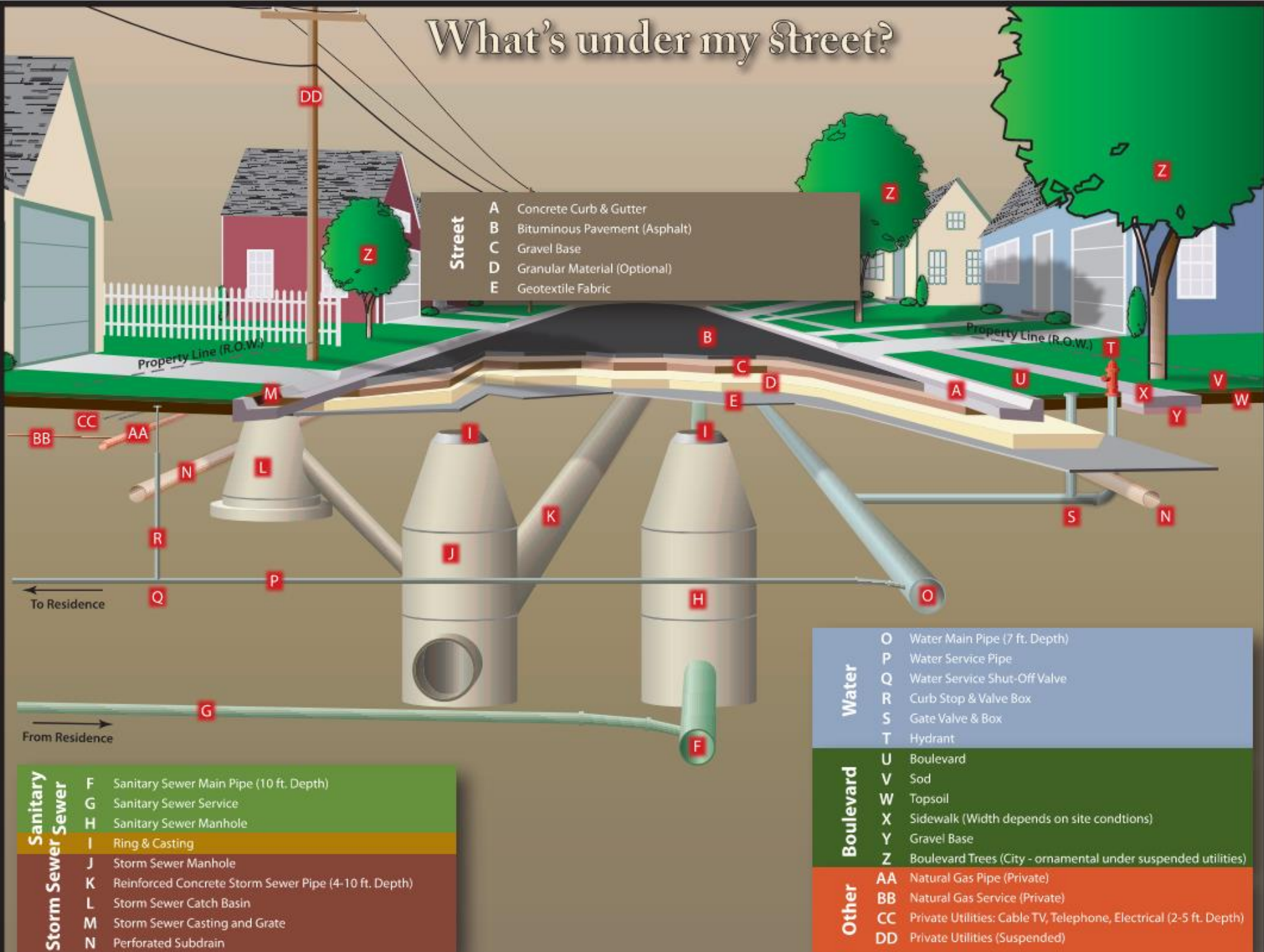
Why our street?



Public Improvement Process

- ▶ Informational Meeting
- ▶ Feasibility Study
- ▶ Public Hearing (Held by City Council)
- ▶ 90% Plan Design Meeting
- ▶ Plan Approval & Advertisement
- ▶ Assessment Hearing (Held by City Council)

What's under my Street?



Street

- A Concrete Curb & Gutter
- B Bituminous Pavement (Asphalt)
- C Gravel Base
- D Granular Material (Optional)
- E Geotextile Fabric

Sanitary Storm Sewer

- F Sanitary Sewer Main Pipe (10 ft. Depth)
- G Sanitary Sewer Service
- H Sanitary Sewer Manhole
- I Ring & Casting
- J Storm Sewer Manhole
- K Reinforced Concrete Storm Sewer Pipe (4-10 ft. Depth)
- L Storm Sewer Catch Basin
- M Storm Sewer Casting and Grate
- N Perforated Subdrain

Water

- O Water Main Pipe (7 ft. Depth)
- P Water Service Pipe
- Q Water Service Shut-Off Valve
- R Curb Stop & Valve Box
- S Gate Valve & Box
- T Hydrant

Boulevard

- U Boulevard
- V Sod
- W Topsoil
- X Sidewalk (Width depends on site conditions)
- Y Gravel Base
- Z Boulevard Trees (City - ornamental under suspended utilities)

Other

- AA Natural Gas Pipe (Private)
- BB Natural Gas Service (Private)
- CC Private Utilities: Cable TV, Telephone, Electrical (2-5 ft. Depth)
- DD Private Utilities (Suspended)

Proposed Improvements

► Street Reconstruction

- Remove asphalt, gravel base layer, and existing bituminous curb
- Install new sand subbase (if necessary), aggregate base, concrete curb and gutter, concrete aprons, and asphalt pavement

► Watermain

- Inspect fittings / replace bolts

► Storm & Sanitary Sewer

- Rehab castings and connections
- Catch basins located at intersection of County Road B2

► Rain Gardens will be considered

- Depends on suitability of native soils

What is a Rainwater Garden?



- ▶ Shallow depression behind the curb designed to accept runoff from the street and infiltrate it.
- ▶ Planted with deep rooted plants capable of handling water inundation.

Rainwater Gardens



- ▶ Property Owner provides input on shape and plant materials.
- ▶ Plants vary in size when planted, but likely would be small plug plants.
- ▶ Typically fully established in two years.

Progress of a Rainwater Garden

(1st year June & September, 2nd year July)



Common Rainwater Garden Questions

- ▶ Don't rainwater gardens attract a lot of mosquitoes?
 - No. For reproduction, mosquitoes require a number of days in standing water. Most urban mosquitoes breed in places like junk-piles where there are old tires or tin cans.
- ▶ What happens to water-tolerant plants when we have a dry spell?
 - Native plants can withstand a range of weather conditions. Some watering during extended dry periods will help plants establish.
- ▶ Who maintains the rainwater garden?
 - The City asks that the property owner provide maintenance of the garden. The City would replace plants that do not establish in the first year.

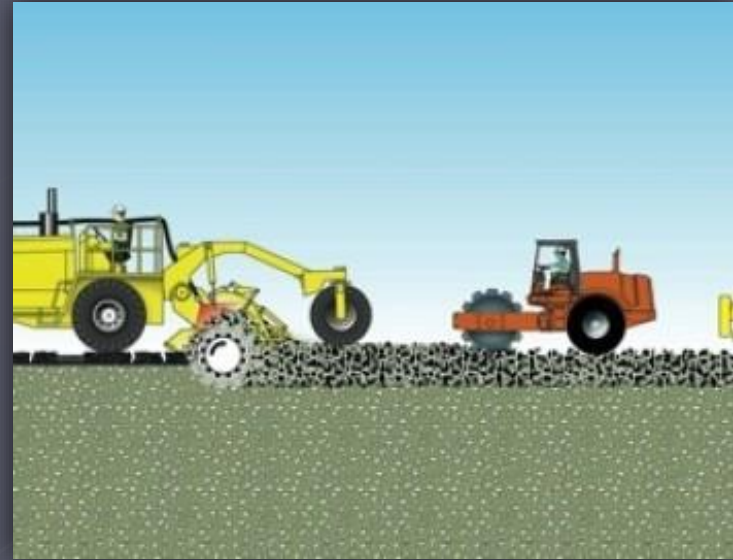
Construction Process

- ▶ Reclaim the asphalt roadway
- ▶ Perform utility improvements
 - ▶ Watermain, Sanitary Sewer, Storm Sewer
- ▶ Remove existing road section
- ▶ Install sand subbase and gravel base
- ▶ Install concrete curb and gutter
- ▶ Install concrete driveway aprons
- ▶ Tolerance new road base
- ▶ First lift of pavement (base)
- ▶ Final lift of pavement (wear)



Construction Process

- ▶ Mailbox Access
 - Access will be maintained
 - Contractor sets up mailbox bank
- ▶ Pavement reclamation
 - Grind pavement into a gravel material
 - Can drive on reclaimed material
- ▶ Compaction
 - Vibrations from construction compaction are normal
- ▶ Private Utility Work
 - Upgrades & Relocations, as necessary. Must coordinate work.



During Construction

- ▶ Mail and Garbage service will be maintained
 - Mail service will be maintained and coordinated between Contractor and postmaster
 - Garbage service maintained to driveways or Contractor responsible to get garbage out
- ▶ Driveway access restricted at times due to construction activities
- ▶ Emergency vehicle access maintained to properties at all times
- ▶ On-site Inspector to address Property Owner concerns
- ▶ Work Hours
 - 7 a.m. to 10 p.m. weekdays
 - 9 a.m. to 9 p.m. Saturdays

Project Funding

► Sanitary Sewer

- City Infrastructure Capital Improvement Fund

► Watermain

- City Infrastructure Capital Improvement Fund

► Street

- Special Assessments to benefiting properties
- City Infrastructure Capital Improvement Fund

► Storm Sewer

- City Infrastructure Capital Improvement Fund

Special Assessments

- ▶ Assessments are determined following the City's Assessment policy which has been in-place since 1995
- ▶ 2021 Assessment Rate = \$80.26 / LF of Assessable Front Footage
 - 150' maximum assessable front footage for residential properties
 - 75' minimum assessable front footage for residential properties
 - If corner lot has driveway access to road being improved, assessed at 100% for frontage to road being improved
 - If corner lot has driveway access to a road not being improved, assessed at 20% for frontage to road being improved

Special Assessment Payment

► Full or Partial Payment Options

- Assessment can be paid to the City interest free for a period of 30 days after the assessment hearing

► Remaining Balance after 30 days

- Amount remaining after the 30 day period will be certified at Ramsey County and collected as part of your taxes over the next 10 years (Interest accrues until paid)
- Amount certified at Ramsey County can be paid in full at any time during the 10-year period (interest accrues until paid). Pay by November 15th to avoid the following year's interest

Special Assessment Payment – Deferral Options

► Individual deferral

- A deferral of the assessment is available if you are:
 1. A person 65 years of age or older
 2. A person who is retired by virtue of a permanent disability
 3. A member of the national guard or other military reserve called into active duty
 4. A person that has a proven financial hardship and is unable to meet payment obligations
 - Proof of financial hardship will be required
- Interest accrues during the deferment period
- Assessment will become due upon:

Death of owner	Sale of Property
Transfer of Property	Subdivision of property
Loss of Homestead status	Hardship no longer exists

Common Questions

- ▶ How long will the road be under construction?
 - Estimated 2-3 months after road has been reclaimed
- ▶ When will construction start?
 - The City will provide a large construction window (May-October) to obtain the best possible pricing. However, once the contractor begins work, they will have a limited window to complete the work
- ▶ What happens to my sprinkler system or invisible fence?
 - Contact the City Engineer to make them aware of it
 - The Project Observer will contact you to coordinate locating the private utility and mark it for the Contractor
 - Removal/replacement completed by the Contractor as part of the project

Anticipated Project Timeline

Informational Meeting	September 15, 2020
Feasibility Study	October/November 2020
Public Hearing	December 2020
Plan Preparation	January-February 2021
Project Bidding	February-March 2021
Construction	Summer 2021
Assessment Hearing	October 2021

Estimated Assessments



PRELIMINARY ASSESSMENT ROLL
- GREENBRIER CIRCLE -

Total Project Cost	Total Streets Cost	Total Assessable Front Footage	Assessment Per Foot	Total Assessments	Unit Assessment
\$512,299	\$405,775	1495.83	\$80.26	\$120,055.32	\$8,003.69

Parcel #	ParcelID	Site Address	Total Front Footage	Assessable Front Footage	Unit Assessment	Note
1	082922410033	2347 GREENBRIER CIRCLE	100.19	100.19	\$8,003.69	(1)
2	082922410032	2355 GREENBRIER CIRCLE	95.41	95.41	\$8,003.69	
3	082922410031	2365 GREENBRIER CIRCLE	95.31	95.31	\$8,003.69	
4	082922410030	2375 GREENBRIER CIRCLE	90.58	90.58	\$8,003.69	
5	082922410029	2381 GREENBRIER CIRCLE	74.76	75.00	\$8,003.69	(2)
6	082922410074	2389 GREENBRIER CIRCLE	96.10	150.00	\$8,003.69	(4) (3)
7	082922410027	2395 GREENBRIER CIRCLE	46.85	104.54	\$8,003.69	(3)
8	082922410026	2396 GREENBRIER CIRCLE	43.94	107.81	\$8,003.69	(3)
9	082922410025	2394 GREENBRIER CIRCLE	48.28	107.81	\$8,003.69	(3)
10	082922410024	2388 GREENBRIER CIRCLE	78.99	104.54	\$8,003.69	(3)
11	082922410023	2380 GREENBRIER CIRCLE	83.20	83.20	\$8,003.69	
12	082922410022	2372 GREENBRIER CIRCLE	90.52	90.52	\$8,003.69	
13	082922410021	2364 GREENBRIER CIRCLE	93.74	93.74	\$8,003.69	
14	082922410020	2354 GREENBRIER CIRCLE	96.85	96.85	\$8,003.69	
15	082922410019	0 GREENBRIER CIRCLE	100.32	100.32	\$8,003.69	(1)
			Totals:	1495.83	\$120,055.32	

NOTES

- (1) Corner Lot with Driveway on Road Improved, Assessed at 100% Rate
- (2) Front Footage Less than 75' Minimum - Assessed at 75'
- (3) Front Footage More than 150' Maximum - Assessed at 150'
- (4) Irregular Lot Calculation Used to Determine Front Footage

Thank You.

(Questions & Comments)

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