

Neighborhood Meeting #2

2018 Street & Utility Improvements

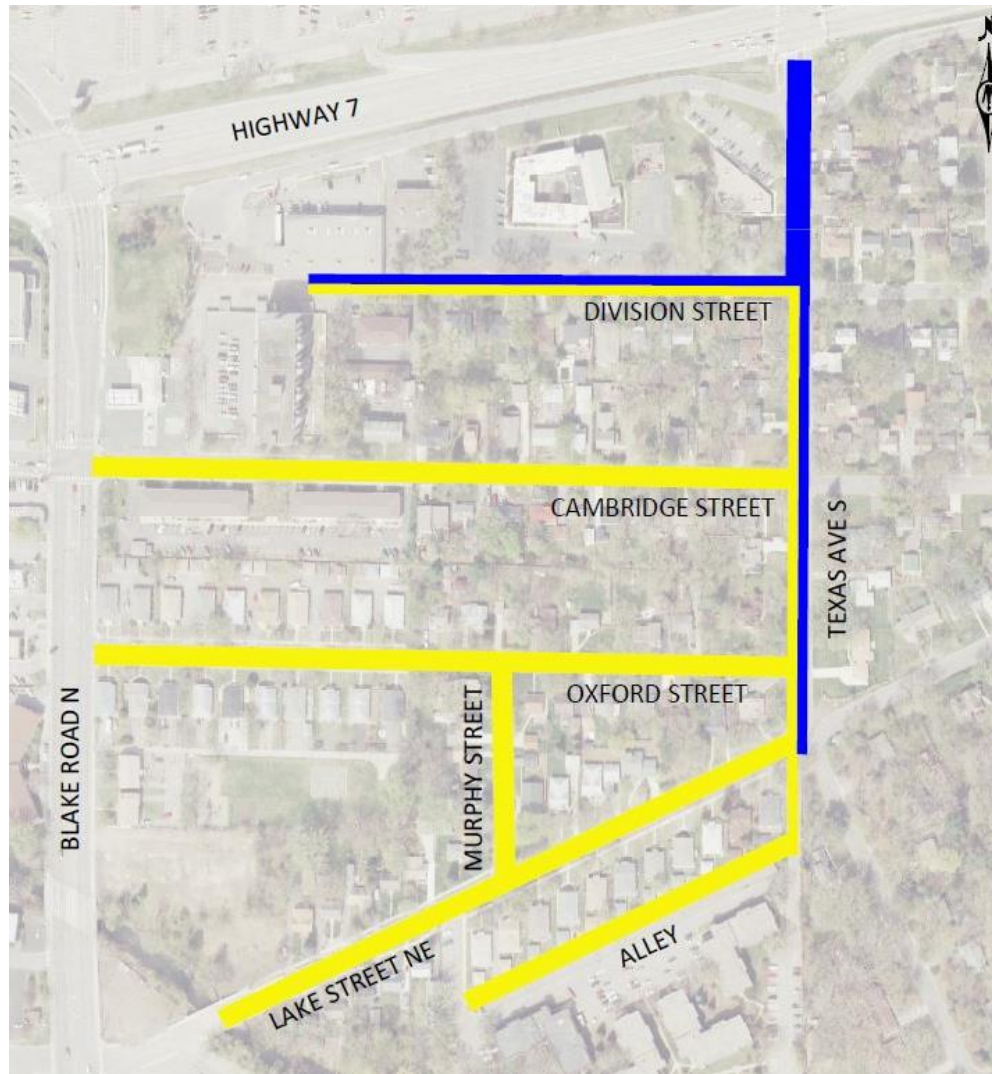


November 1, 2017






Real People. Real Solutions.





LEGEND

-  HOPKINS STREETS
-  ST. LOUIS PARK STREETS
-  SHARED STREETS



City of Hopkins 2018 Street & Utility Improvements Project



Utility Improvements

- Watermain and Sanitary Sewer is proposed to be replaced on all Hopkins Streets
- Storm Sewer is proposed to be replaced at intersections and added as needed to improve drainage
- Metropolitan Council Forcemain Replacement on Lake St NE



Service Line Replacement

- Water & sewer services to be replaced from City's main (in the street) to the right-of-way property line, about 10'-15' from the curb/gutter



Service Line Replacement

- Behind the property line, sewer and water service lines will be reviewed by the City
- **If made of orangeburg (sewer service) or lead (water service), MN plumbing code requires replacement**
- The City has developed a program to help property owners with replacement



Private Service Line Replacement

1. Identify whether replacement is required

- Observe service pipe material
- Is the sewer pipe made of Orangeburg?
- Is the water pipe made of lead?
- If “yes” to either, then replacement is required



Private Service Line Replacement

1. Identify whether replacement is required
2. **City's construction observer informs property owner of required replacement**
 - Cover letter with information
 - Option to have City complete the replacement: Agreement Form
 - Property owners are not required to have the City's contractor complete this work
 - If replacement is required, it needs to be completed within 1 year of notification regardless of who completes the work



Private Service Line Replacement

1. Identify whether replacement is required
2. City's construction observer informs property owner of required replacement
3. **Homeowner provides authorization to proceed with full service replacement within 14 days**
 - Sign/return the Agreement Form to City Hall or the City's construction observer



Private Service Line Replacement

1. Identify whether replacement is required
2. City's construction observer informs property owner of required replacement
3. Homeowner provides authorization to proceed with full service replacement within 14 days
4. **City's contractor completes service replacement**

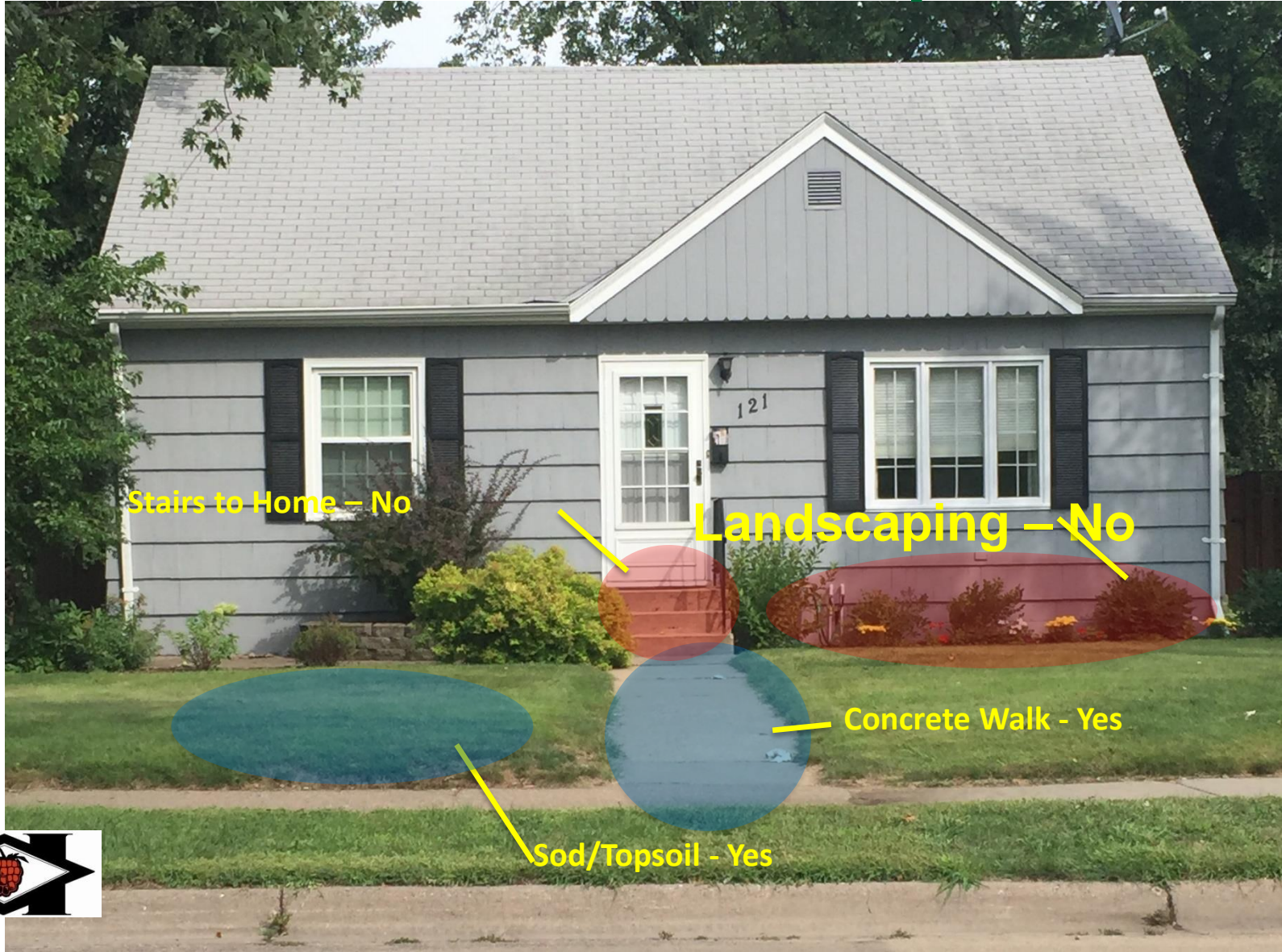


Private Service Line Replacement

1. Identify whether replacement is required
2. City's construction observer informs property owner of required replacement
3. Homeowner provides authorization to proceed with full service replacement within 14 days
4. City's contractor completes service replacement
5. **City's contractor restores turf, concrete walks, or driveways as necessary**
 - City will not replace landscaping, items potentially connected to the home, or other unique features



Private Service Line Replacement



Stairs to Home - No

Landscaping - No

Concrete Walk - Yes

Sod/Topsoil - Yes



Existing Pavement Conditions



New Pavement

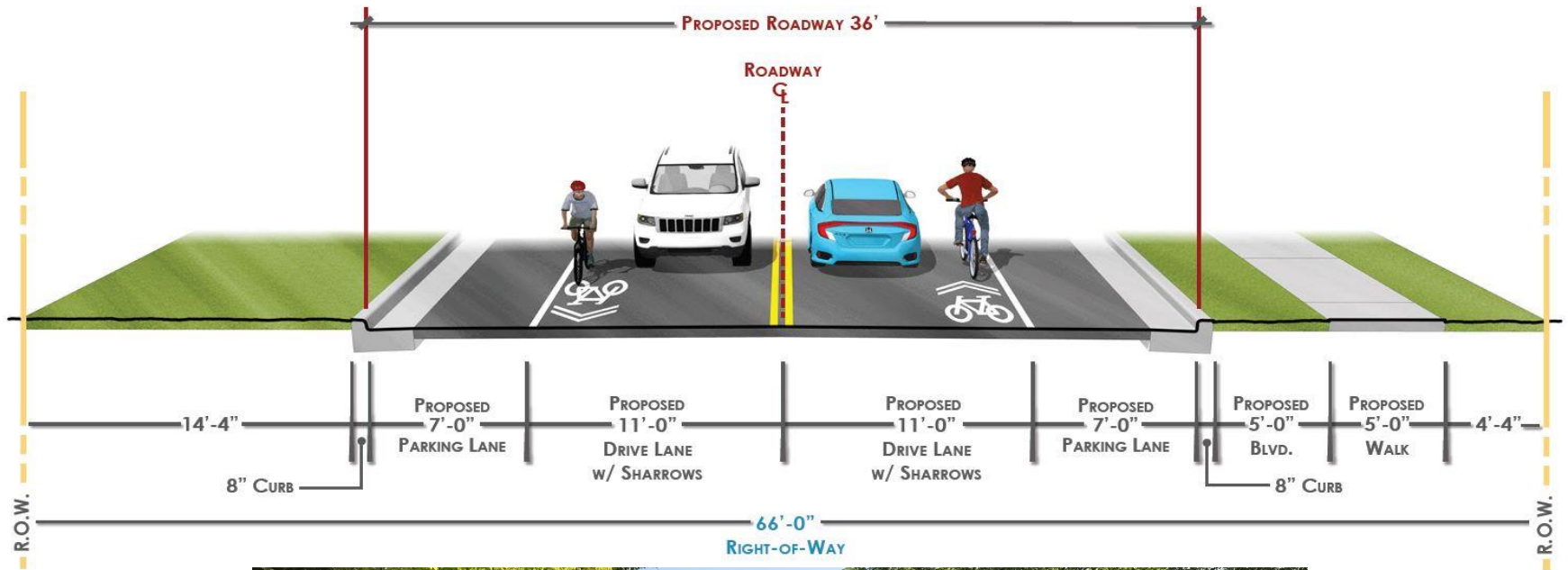


Proposed Street Widths

	Existing Width (F-F)	Proposed Width (F-F)
Texas Ave S	36 feet	34 feet
Division St	30 feet	30 feet
Cambridge St East	29.5 feet	32 feet
Cambridge St West	38.5 feet	38 feet
Oxford St East	23 feet	26 feet
Oxford St West	32 feet	32 feet
Murphy St	23 feet	24 feet
Lake St NE	36 feet	36 feet



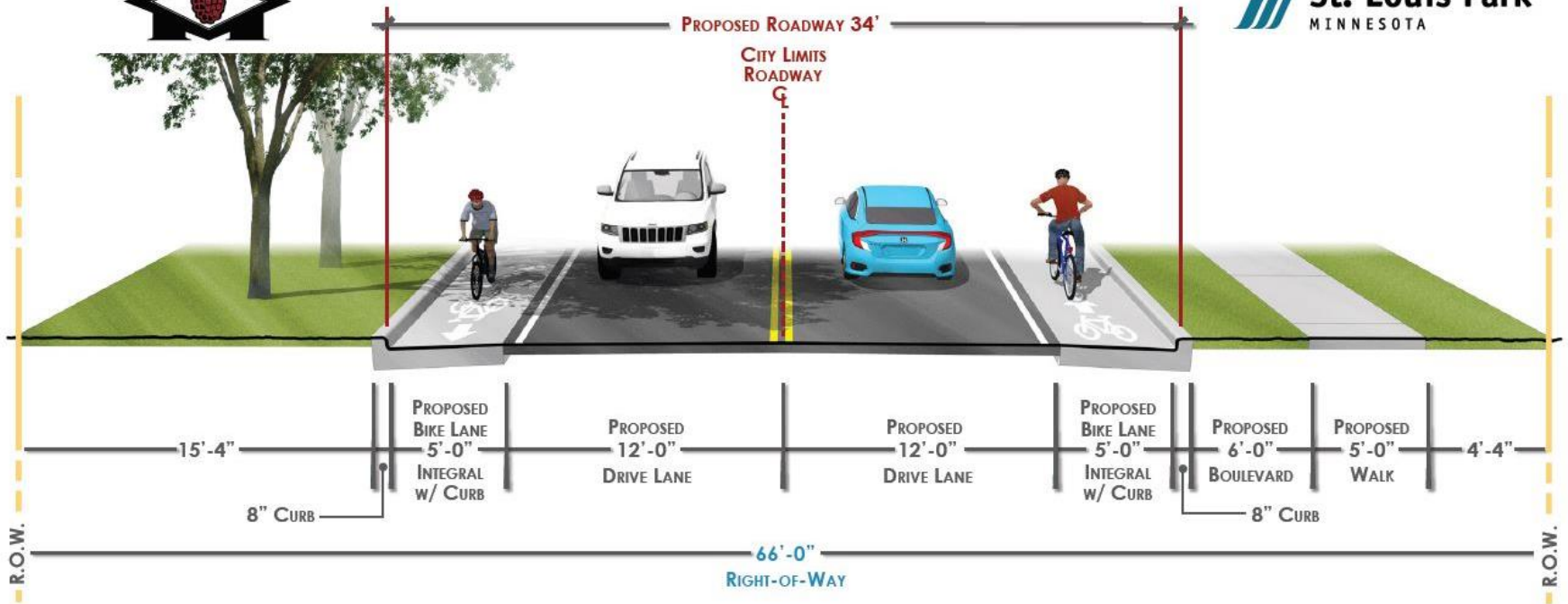
Lake St NE Typical Section



Texas Ave S Typical Section



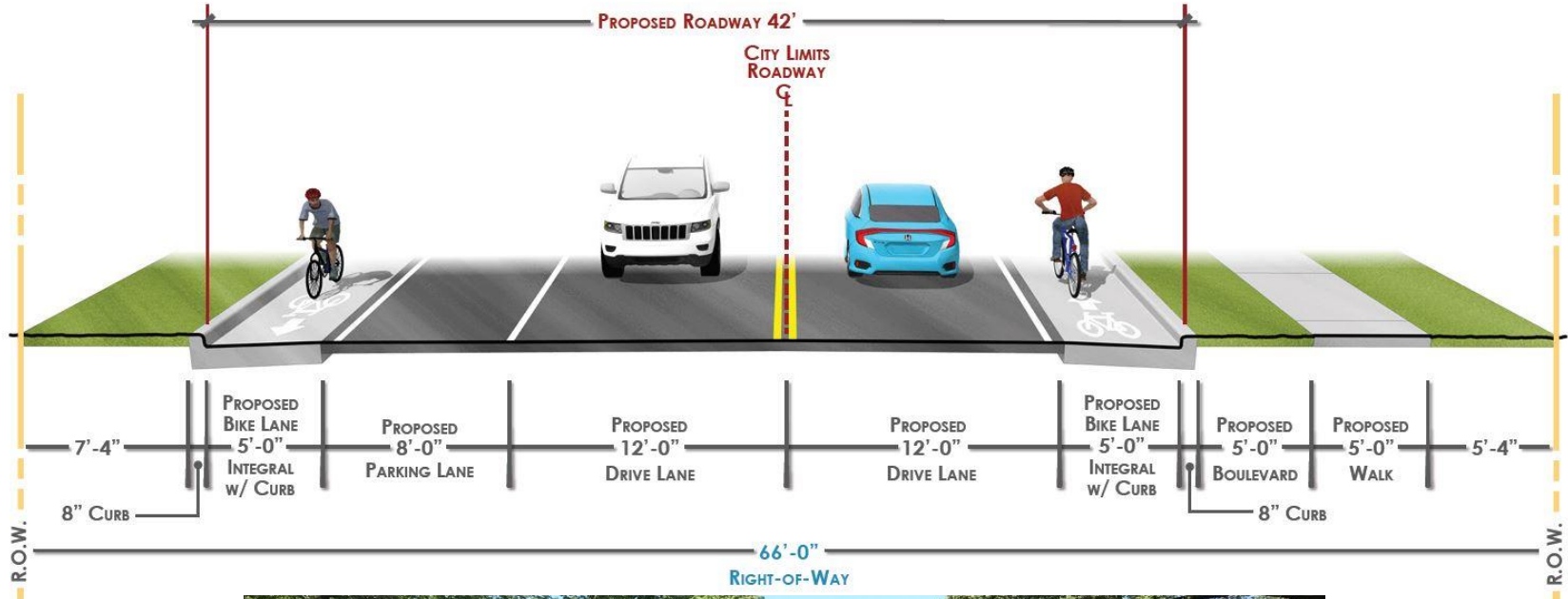
St. Louis Park
MINNESOTA



Texas Ave Alternative Section



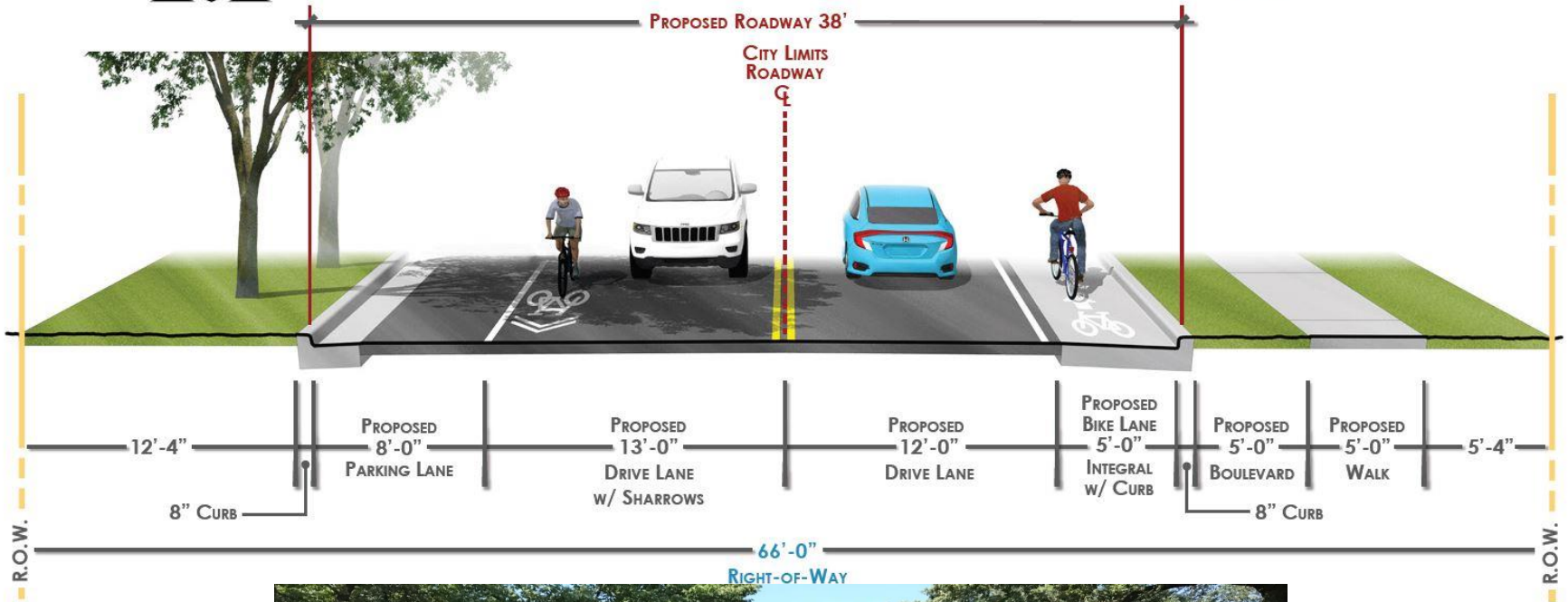
St. Louis Park
MINNESOTA



Texas Ave Alternative Section



St. Louis Park
MINNESOTA



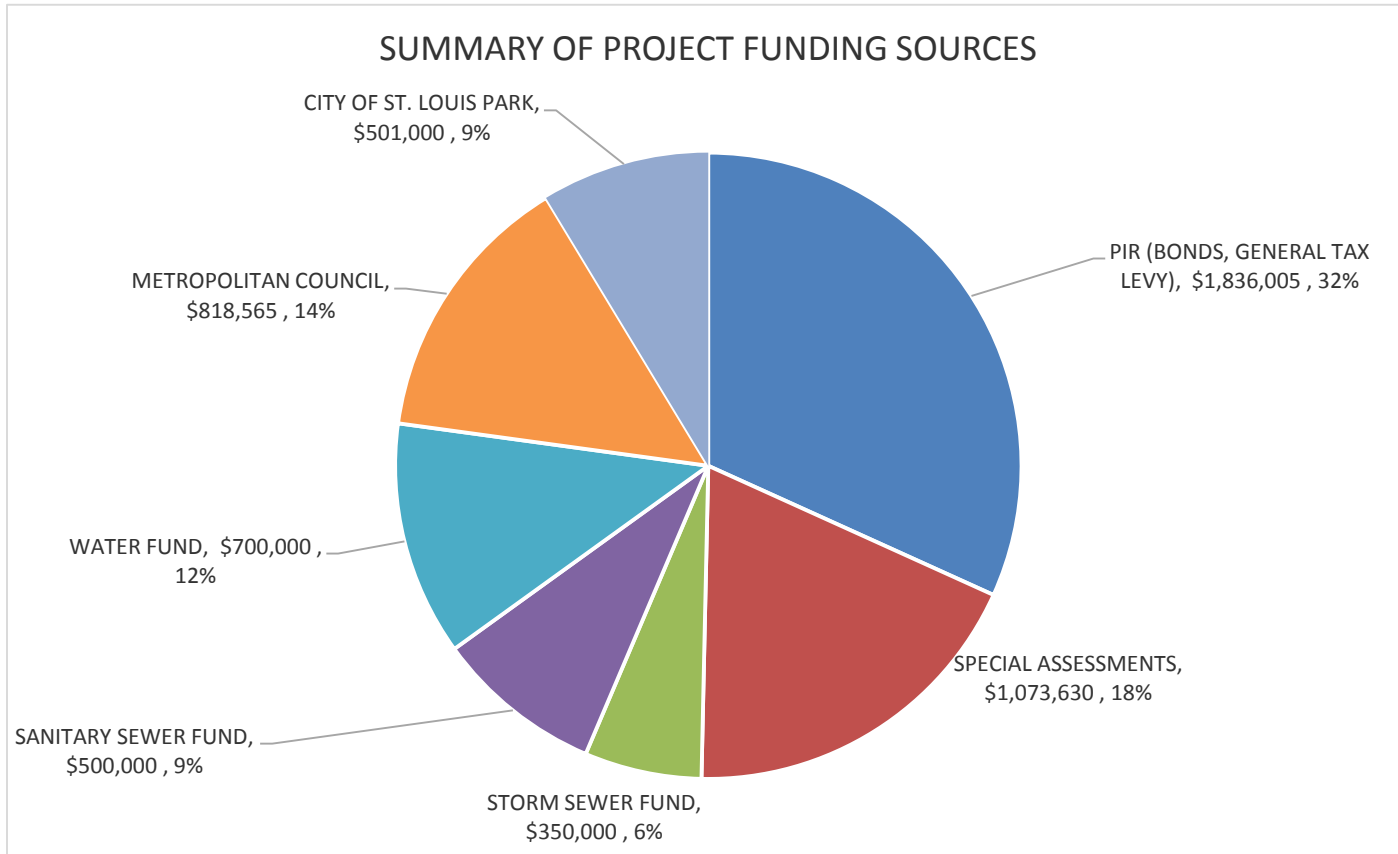
Texas Ave S Parking Survey

8/28/17 – 9/18/17

# of CARS over 3 Week Period	West Side of Texas (Hopkins)	East Side of Texas (St. Louis Park)	TOTALS
Lake to Oxford	0	0	0
Oxford to Cambridge	5	3	8
Cambridge to Division	1	0	1
Division to Hwy 7	0	0	0
<u>TOTALS</u>	<u>6</u>	<u>3</u>	<u>9</u>



Project Budget and Costs



Total Est. Project Cost: \$5,779,200



Amounts to be Assessed

- Streets & Avenues (Street Assessment)
 - 70% of the total street improvement cost
 - Front foot rate subject to cap
- Alleys (Street Assessment)
 - 80% of the total alley improvement cost
- Utility Mains
 - No assessments
- Utility Services (Utility Assessment)
 - 50% of as-bid, actual service costs
 - Public right-of-way portion, not “private” portion



Distribution of Assessment Amounts

- Streets/Avenues
 - Per FRONT FOOT of properties along the street
- Alleys
 - Per UNIT served by the alley



Assessment Caps

- 2017 Front Foot Rate Cap
 - **\$88.89 / front foot** along streets
 - UNIT assessments will not apply above and beyond front footage rate cap
- Front Footage Cap
 - Front footage counted up to **125 feet**
- No Caps for Commercial Properties
 - Benefit Appraisals for these properties



Summary of Assessments & Amounts

- **97 total properties to be assessed**
 - 6 are commercial properties or apartments
- **Assessments Range from \$6,660.94 to \$104,291.20**
 - Street Reconstruction? Front footage at \$88.89/FT
 - Alley Reconstruction? No extra cost because already at cap with street reconstruction
 - Utility Service Reconstruction? 50% of cost
- **85 “typical” residential, single family lot w/full recon:**
 - \$6,600 to \$9,400 (including utility assessments)
 - Excludes Commercial lots and lots over 80 feet



Map with Assessment Amounts



Legend

- Project Streets
- Municipality Boundary

Proposed Assessment	Color
\$6,000 - \$8,000	Green
\$8,000 - \$10,000	Light Green
\$10,000 - \$12,000	Yellow
\$12,000 - \$15,000	Orange
\$15,000 +	Red

0 150 Feet

Source: Hennepin Co, MN; Hopkins, MN; MnDot
 Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Paying Assessments

- Payment Options
 1. Pre pay without interest until June, 2018 (tentative)
 2. Pre pay with interest accrued until November 2018
 3. Remaining balance put on tax roll after November 2018, Paid over 15 Years



Project Schedule

- November 1, 2017– Neighborhood Meeting 2
- November 6, 2017 – Set Public Hearing Date
- November 29, 2017 – Neighborhood Meeting 3
- December 5, 2017– Public Hearing/Order Final Plans
- March 6, 2018 – Approve Final Plans/Order Bids
- Early May, 2018 – Neighborhood Meeting 4
- May 15, 2018 – Assessment Hearing/Adopt Assessment Roll/Award Contract
- Late May/Early June to Fall 2018 – Construction



Project Communication

- Bolton & Menk Project Website
 - www.hopkins2018.net



REAL PEOPLE / REAL SOLUTIONS / CAREERS / CONTACT US

Home / Project Websites

Hopkins - 2018 Street & Utility Improvements



Project Summary

- Project Summary
- Project Documents
- Project Status, Schedule & Updates
- Project Contacts
- Construction Updates
- FAQ's

Sign-up for electronic project updates

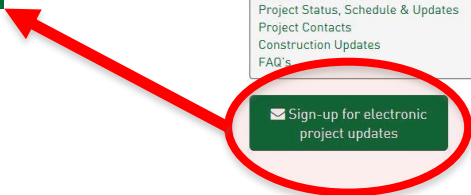
The project involves street and utility reconstruction improvements including storm sewer, water main, and sanitary sewer replacement along the streets bound by Blake Rd, Highway 7, Texas Ave S, and Lake St NE.

A map of the project area is shown below. The project will be constructed in multiple phases over the summer of 2018 by the City's Contractor.



The project also consists of various construction activities throughout the City. This work includes sanitary sewer rehabilitation on several city blocks, and spot concrete sidewalk and alley replacements in various spots around the City.

Sign-up for electronic project updates



Project Contacts

Eric Klingbeil, P.E. – Hopkins Assistant City Engineer

- eklingbeil@hopkinsmn.com; 952-548-6357

Nick Amatuccio, P.E. – Project Engineer

- nickam@bolton-menk.com; 612-965-3926

Nate Stanley, P.E. – Hopkins City Engineer

- nstanley@hopkinsmn.com; 952-548-6356

Mike Waltman, P.E. – Project Manager

- mikewa@bolton-menk.com; 612-221-6946

