



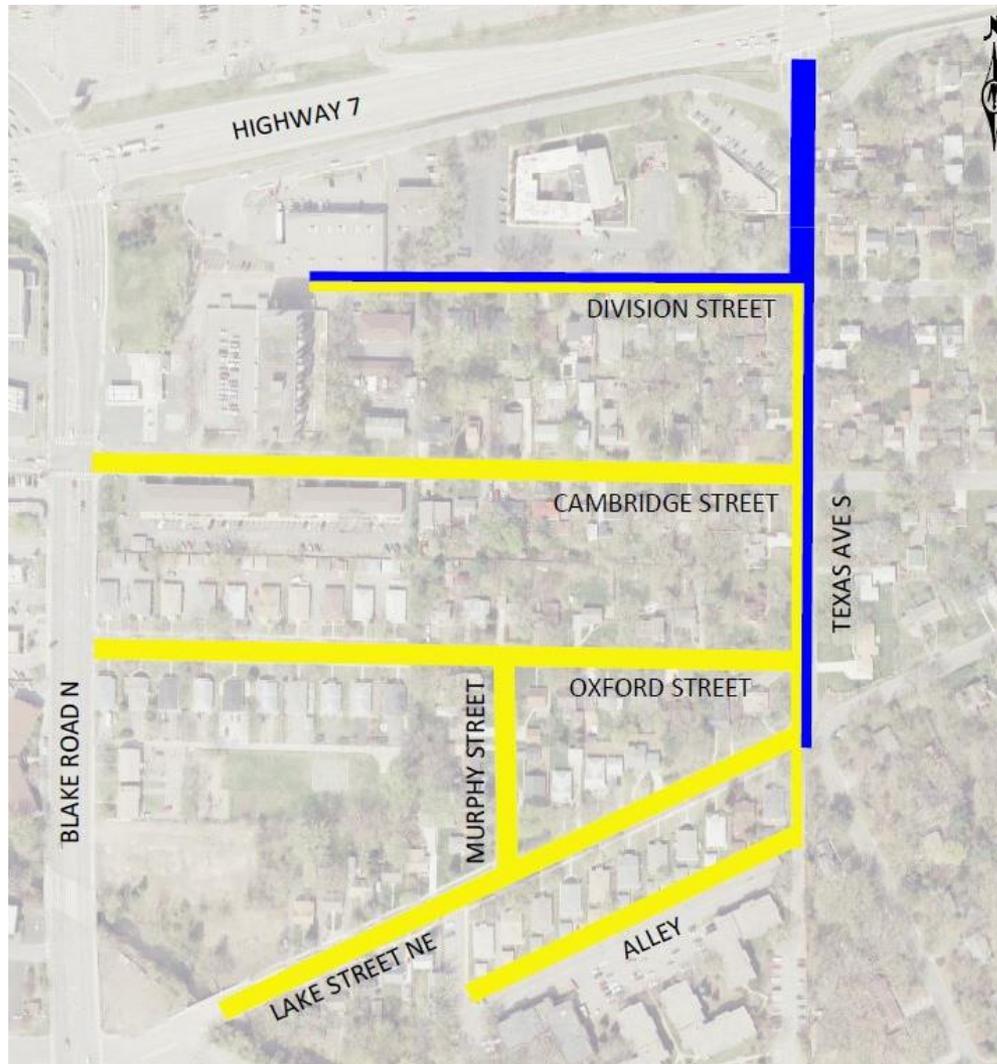
City of Hopkins 2018 Street & Utility Improvements Project

December 5, 2017

Public Improvement Hearing



Real People. Real Solutions.



LEGEND

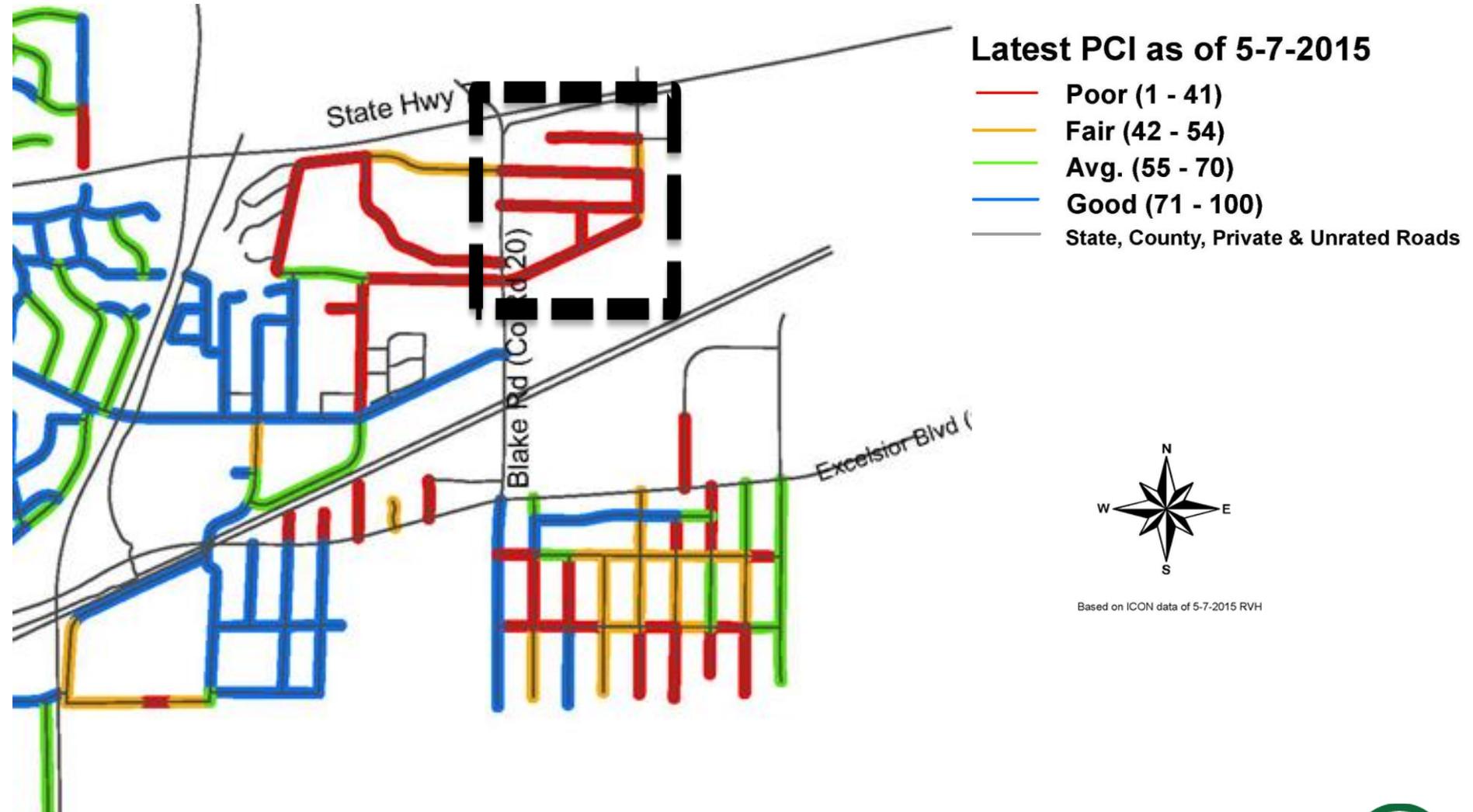
-  HOPKINS STREETS
-  ST. LOUIS PARK STREETS
-  SHARED STREETS



City of Hopkins 2018 Street & Utility Improvements Project



Pavement Condition Map



Project Development Process

Pavement Management Ratings & Utility Conditions

Capital Improvements Plan (CIP)

Preliminary Design / Feasibility Stage

Final Design

Construction

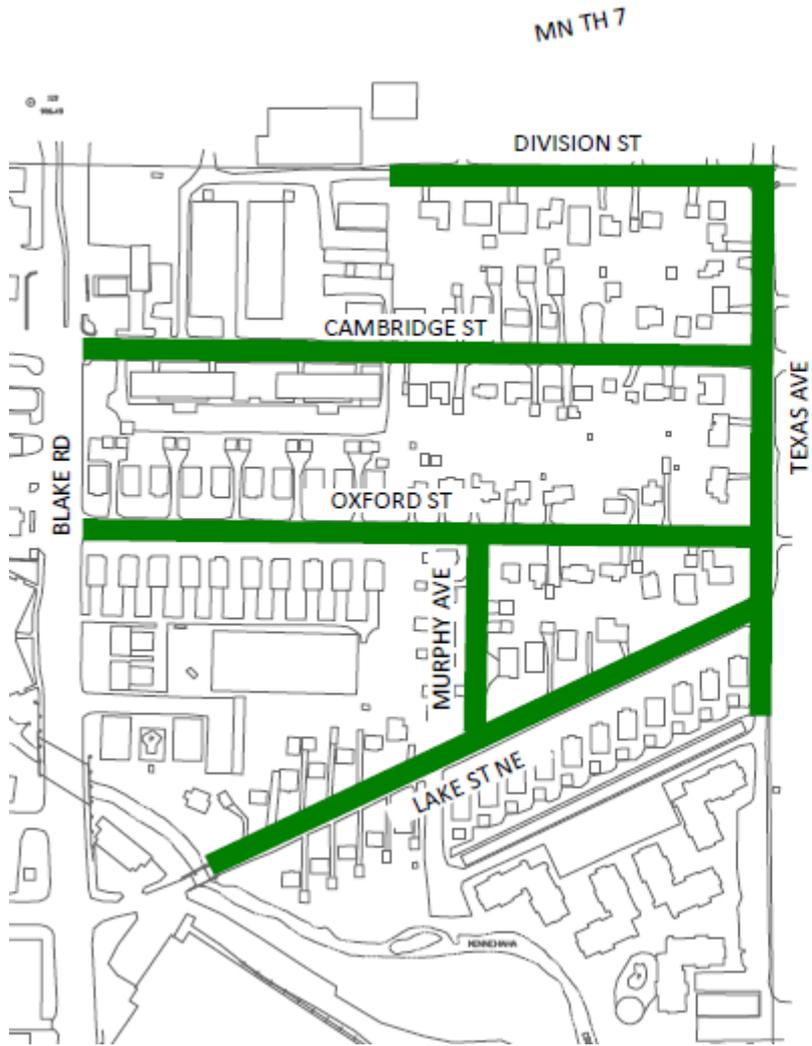


Determining the Scope of Improvements

- Utility & Drainage Needs
 - Clay Sanitary Sewer and Cast Iron Watermain, 70 years old +/-
 - Areas with standing water
 - No curb and gutter in some areas
- Pavement Conditions & Geotechnical Evaluation
- Bicycle/Pedestrian Facility Review and Coordinated Area Needs
- Resident Input



Sanitary Sewer



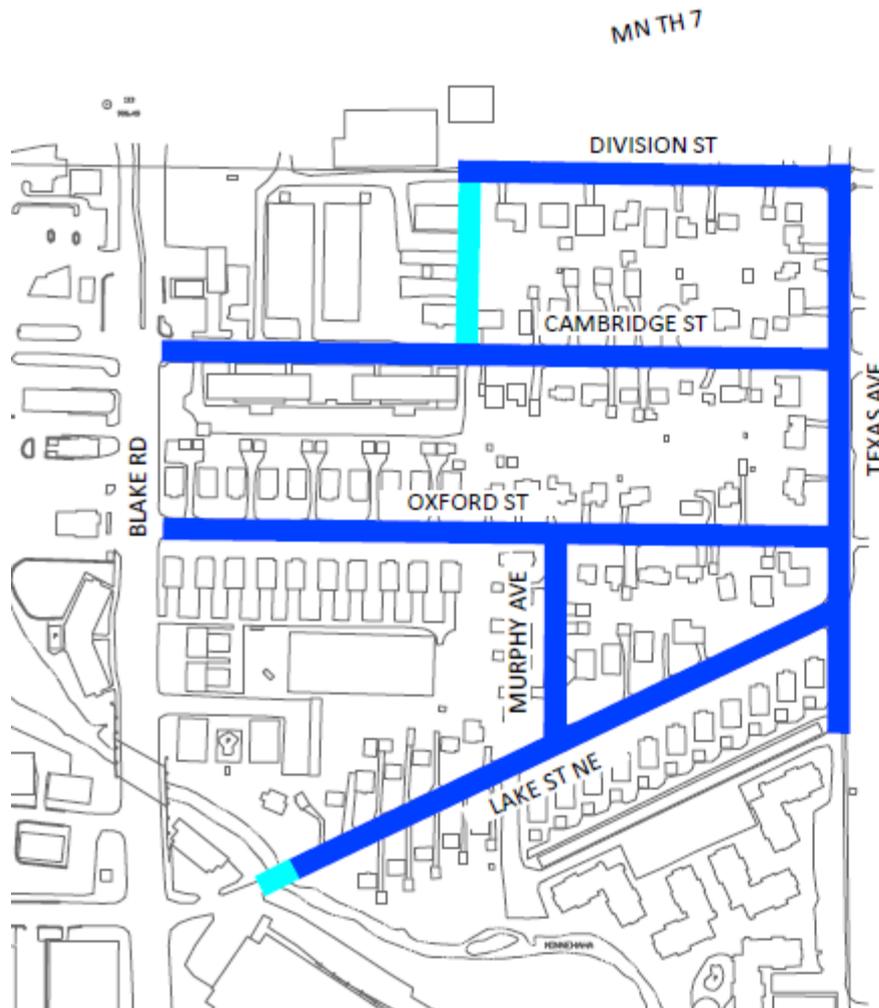
*Sanitary Sewer on Texas Ave in St. Louis Park will remain in place

PROPOSED

-  OPEN-CUT CONSTRUCTION (REPLACEMENT)
- * ALL SERVICES WILL BE REPLACED IN OPEN-CUT AREAS



Water System



*Watermain on Texas Ave in St. Louis Park will have gate valve spot replacements

PROPOSED

-  REPLACE WITH PLASTIC PIPE USING TRENCHLESS METHODS
-  OPEN-CUT REPLACEMENT WITH DIP

* ALL SERVICES WILL BE REPLACED



Storm Sewer



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

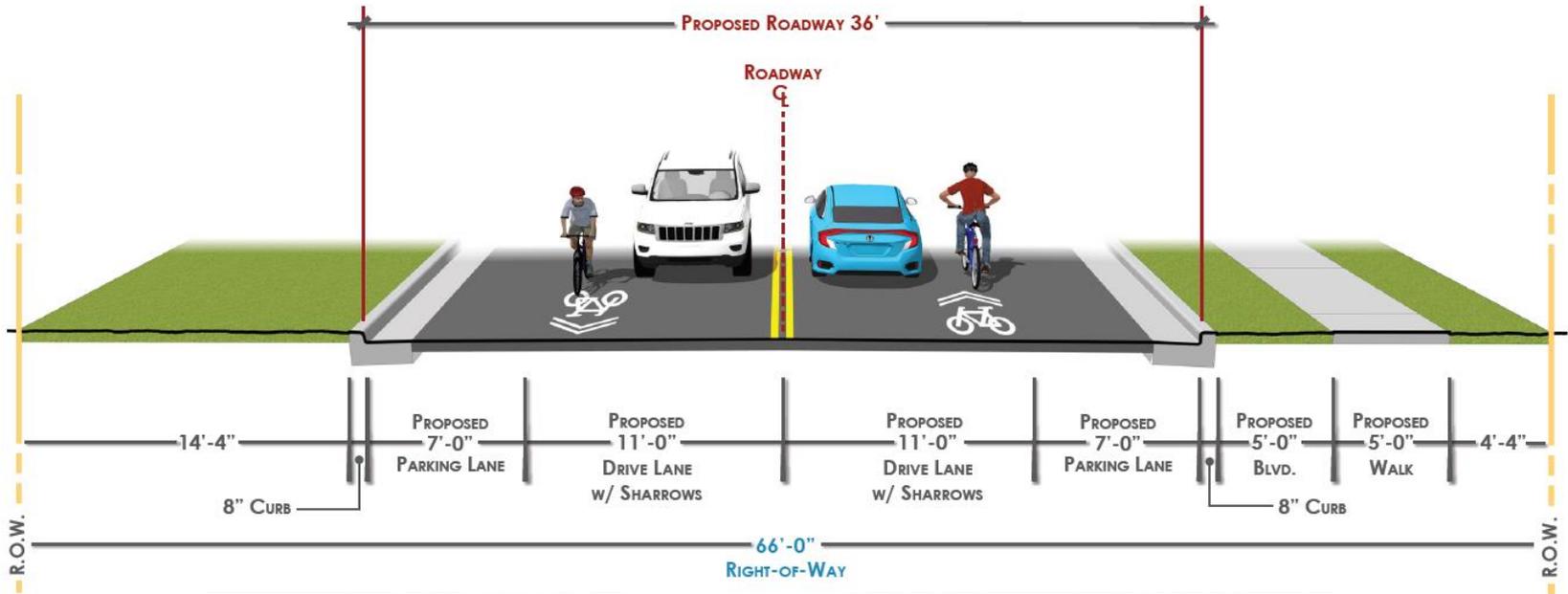


Proposed Street Widths

	Existing Wdith (F-F)	Proposed Width (F-F)
Texas Ave S	36 feet	35 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 Ave	23 feet	24 feet
Lake St NE	36 feet	36 feet



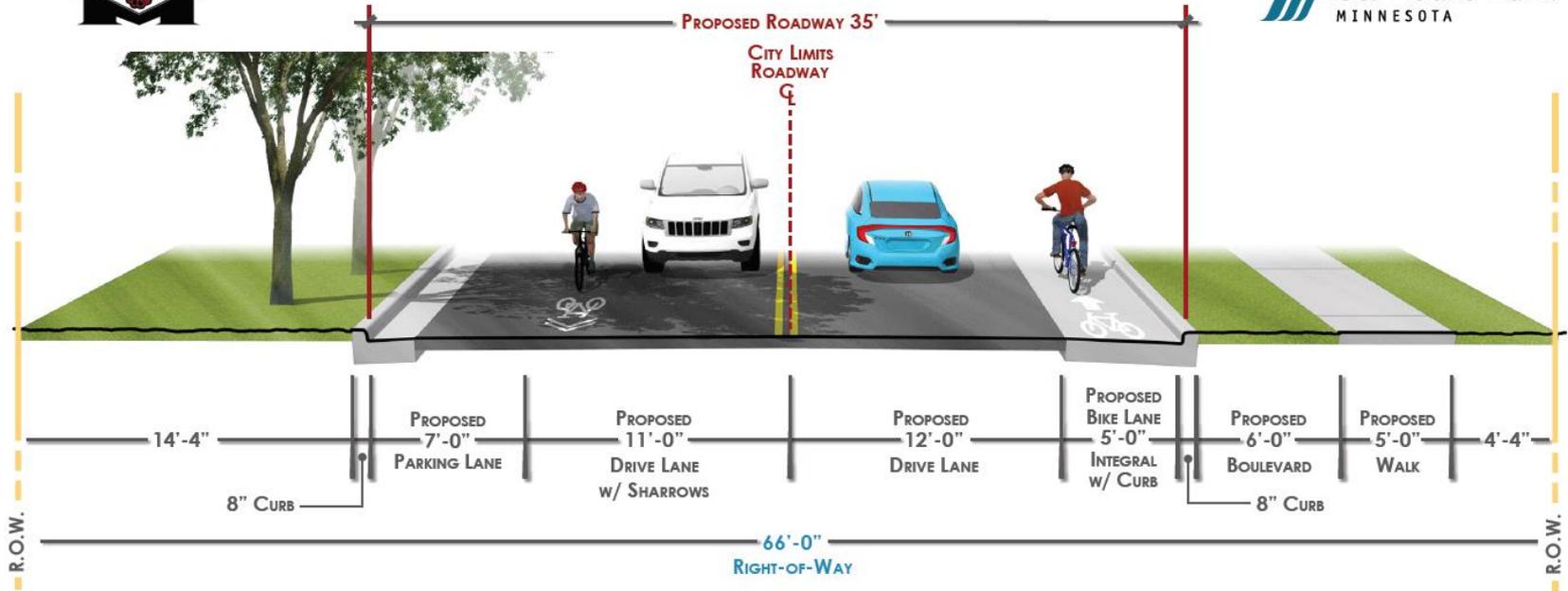
Lake St NE Typical Section



Texas Ave S Typical Section



St. Louis Park
MINNESOTA



Other Pedestrian/Bicycle Considerations

- **Bike lane along west side of Texas Ave?**
 - Loss of parking, poor property owner support
- **Replace Lake St sidewalk with off street trail?**
 - Limited space, tree removals, significant impacts
- **Add sidewalks on non-collector roadways?**
 - Very limited ROW
 - Steep topography, physical obstructions
 - Mixed / poor property owner support



Project Schedule

Project Schedule	2017							2018					
	J	J	A	S	O	N	D	J	F	M	A	M	J
Project Initiation - Notice, Field Work	■												
Resident Questionnaires & Discussions		■	■	■									
Neighborhood Meeting 1 (Hopkins & SLP)				■									
Neighborhood Meeting 2 (Hopkins)					■								
Neighborhood Meeting 2 (SLP)						■							
Preliminary Assessment Notice						■							
Neighborhood Meeting 3 (Hopkins)							■						
Public Improvement Hearing							■						
Final Design, Individual Property Owner Coordination								■	■	■	■	■	■
Final Assessment Notice											■		
Neighborhood Meeting 4 (Hopkins & SLP)											■	■	
Public Assessment Hearing												■	■
Construction (May - November)													→



Project Budget and Costs

Funding Source	Original CIP Budget	Current Hopkins Project Cost	Additional Work Funded By Others
PI-PIR/General Obligation Bonds	\$1,000,000	\$1,085,570	
Assessments	\$900,000	\$1,073,630	
Storm Sewer Fund	\$350,000	\$194,200	
Sanitary Sewer Fund	\$500,000	\$960,735	
Water Fund	\$700,000	\$1,145,500	
Metropolitan Council			\$818,565
City of St. Louis Park			\$501,000
Total	\$3,450,000	\$4,459,635	\$1,319,565



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 and Apartments
 - Benefit Appraisals for these properties



Summary of Assessments & Amounts

- **97 total properties to be assessed**
 - 6 are commercial properties (apartments)
- **Assessments Range from \$6,660.94 to \$104,291.20**
 - Street Reconstruction? Front footage at \$88.89/FT
 - No Assessments for Alley or Sidewalk – Already at Cap
 - 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

Proposed Assessment

- \$6,000 - \$8,000
- \$8,000 - \$10,000
- \$10,000 - \$12,000
- \$12,000 - \$15,000
- \$15,000 +

Project Streets

Municipality Boundary

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: Options

1. Payment in full or in part, interest free, until **July 31*, 2018**
2. Payment in full or in part, with interest, **between August 1* and Nov. 29, 2018**
3. “Do Nothing” - Pay with annual tax payment – Certify to County Property Tax on **Nov. 30, 2018**
4. Deferred Assessments

***Dates are tentative, to be confirmed in May, 2018**



Future Council Meetings & Milestones

- **March 6, 2018** – Approve Final Plans/Order Bids
- **April 12, 2018** – Open Bids
- **April 17, 2018** – Accept Bids/Order Public Assessment Hearing
- **May 15, 2018** – Conduct Assessment Hearing/Adopt Assessment Roll/Award Contract

www.hopkins2018.net

