

Neighborhood Meeting #4

2018 Street & Utility Improvements

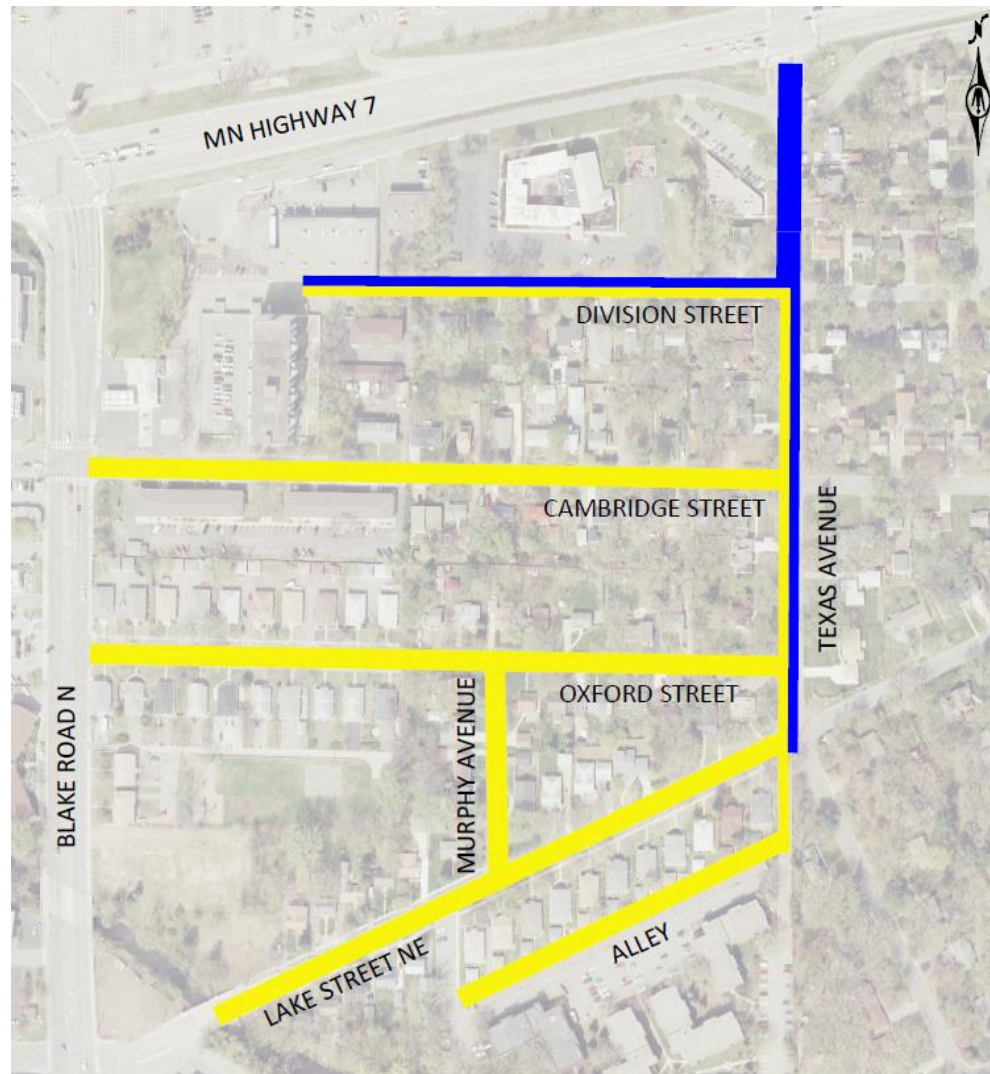


May 8, 2018






Real People. Real Solutions.





LEGEND

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



City of Hopkins 2018 Street & Utility Improvements Project



Tonight's Meeting

A. Presentation

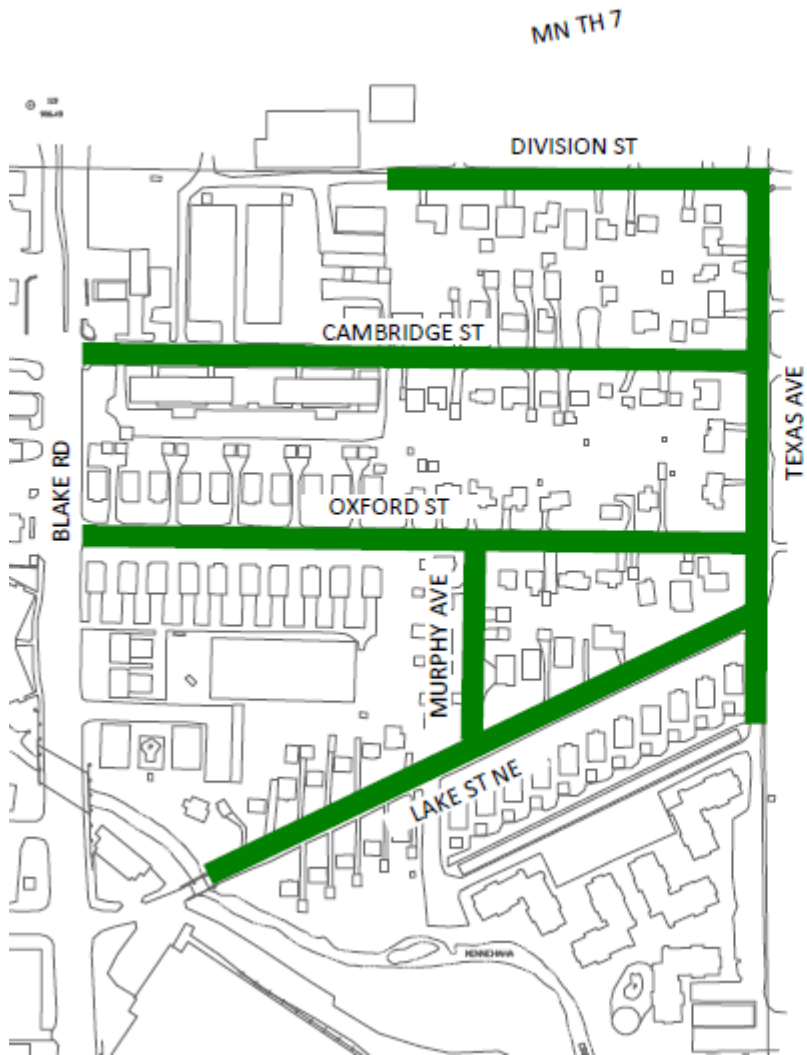
1. Proposed Improvements
2. Special Assessments
 - Calculation, Interest, Payments
 - Deferring Assessments
3. Project Schedule

B. Open House

- Staff will be on hand to answer any individual questions and take comments



Sanitary Sewer Improvements



- Sanitary Sewer on Texas Ave in St. Louis Park will remain in place
- Met Council Forcemain will be replaced on Lake St NE

PROPOSED

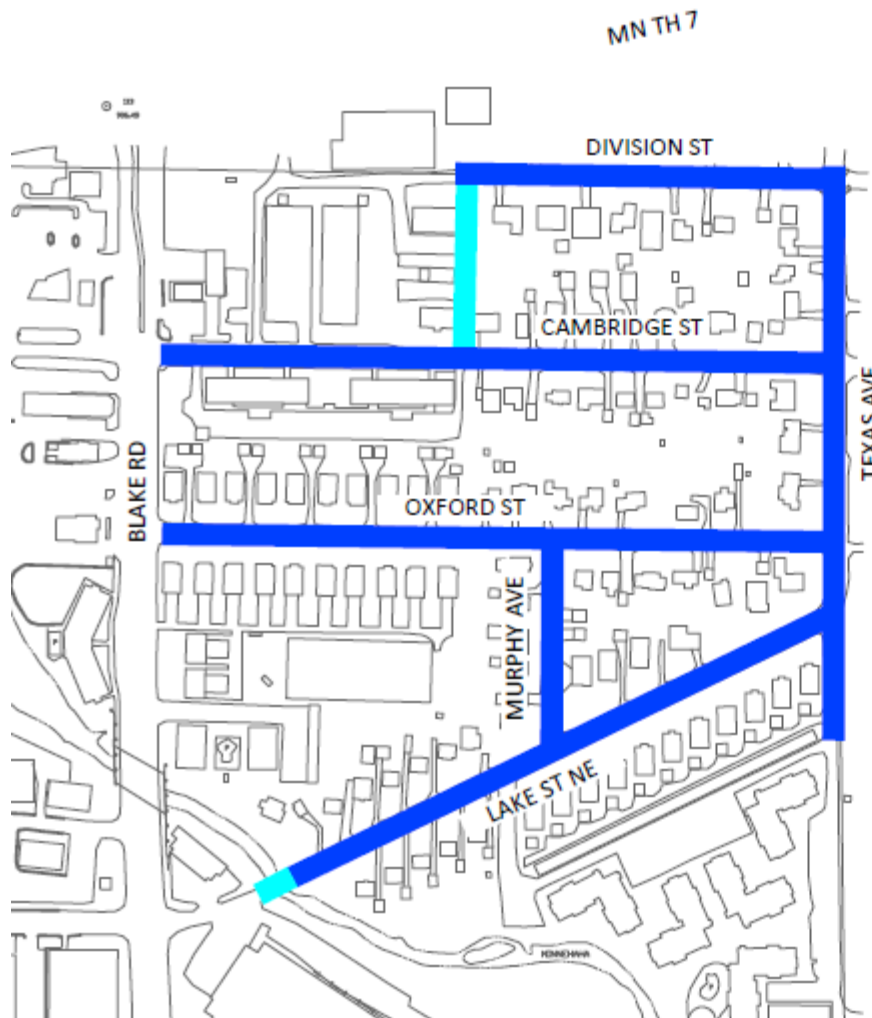


OPEN-CUT CONSTRUCTION (REPLACEMENT)

* ALL SERVICES WILL BE REPLACED IN OPEN-CUT AREAS





Water Improvements



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

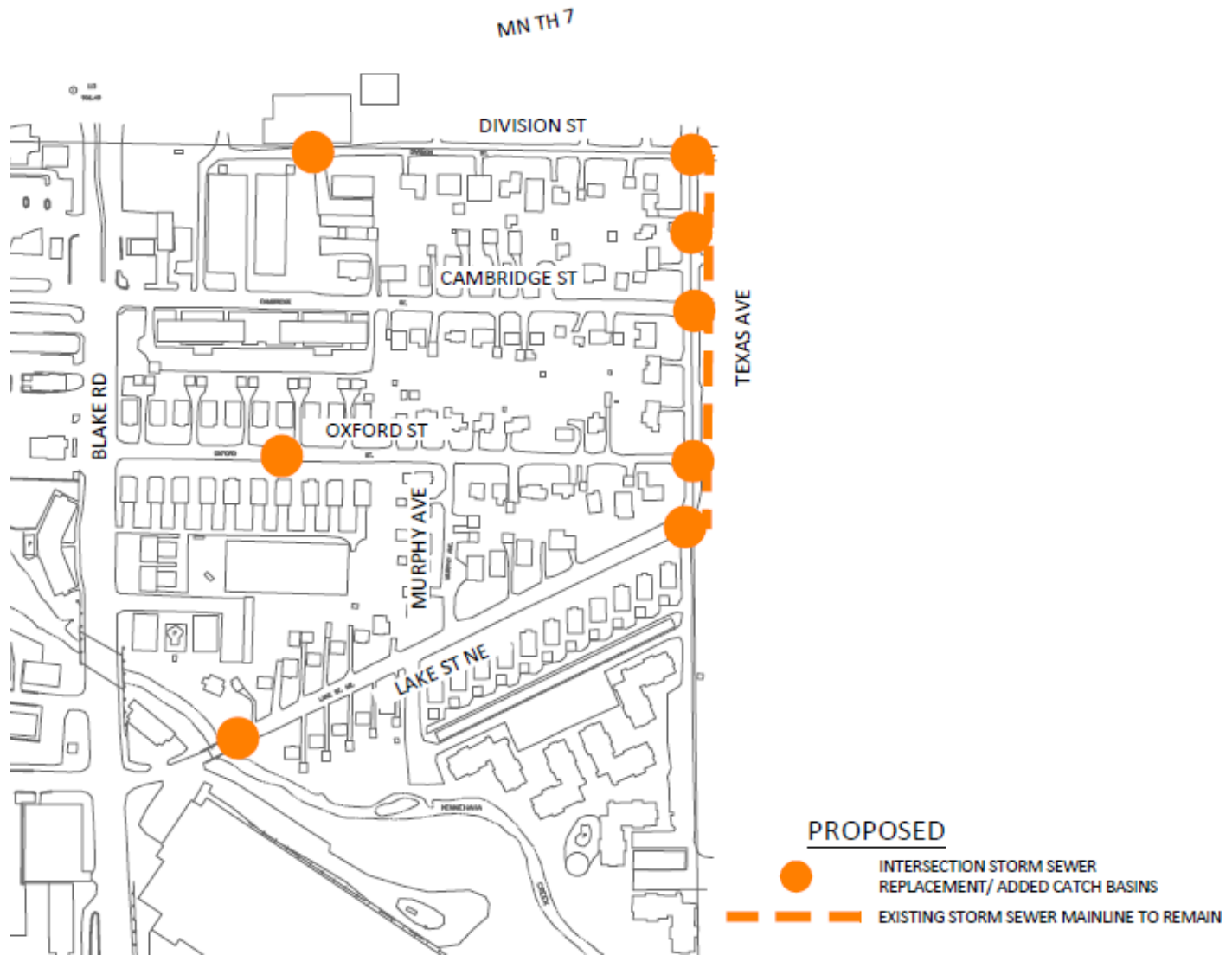
PROPOSED

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

* ALL SERVICES WILL BE REPLACED



Storm Sewer Improvements



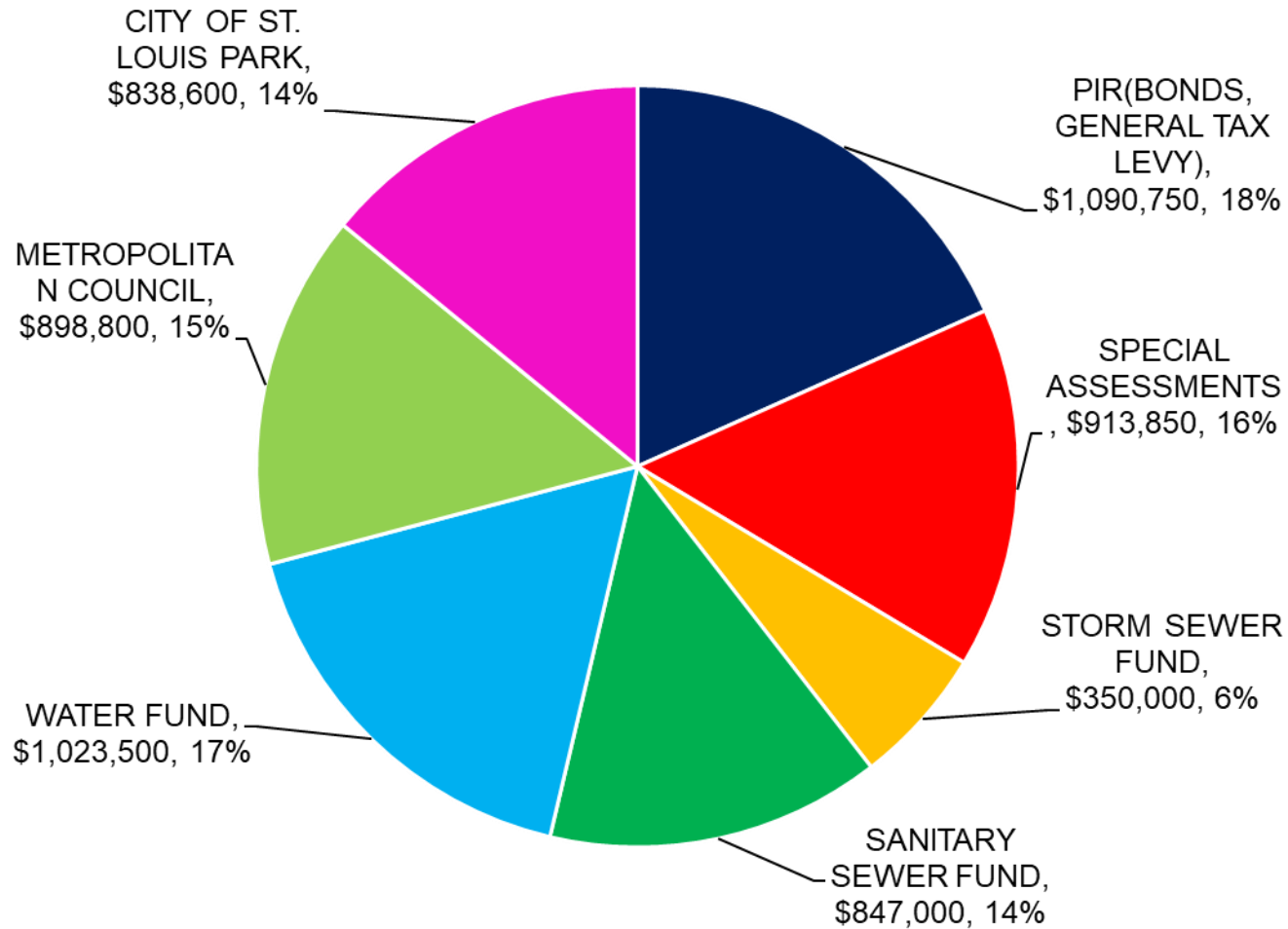
Pavement Improvements

- Reconstructing all roadways in the project area, including:
 - 4" of new bituminous asphalt
 - 8" of recycled gravel layer
 - 12" of sand layer on streets with poor soils
 - New curb and gutter
 - Alley paving south of Lake St NE with concrete



Project Funding Sources

Total Project Cost = \$5,962,500



Distribution of Assessment Amounts

- **Streets/Avenues**
 - Distribution by front footage along Street/Avenue
- **Alleys**
 - Distribution to each property adjacent to the alley
- **City Policy 8-B Roadway Improvements**



Assessment Rates, Caps



- Avenue assessment would be \$131+ / front foot (70% of cost), but a cap is in place
- 2018 Front Foot Street Assessment Rate Cap
 - **Cap of \$88.89 / front foot**, 3% annual increase
 - No cap for commercial properties
 - UNIT assessments will not apply above and beyond front footage rate cap
- Front Footage Cap
 - Front footage counted up to **125 feet**
 - No cap for commercial properties



Utility Assessment Rates

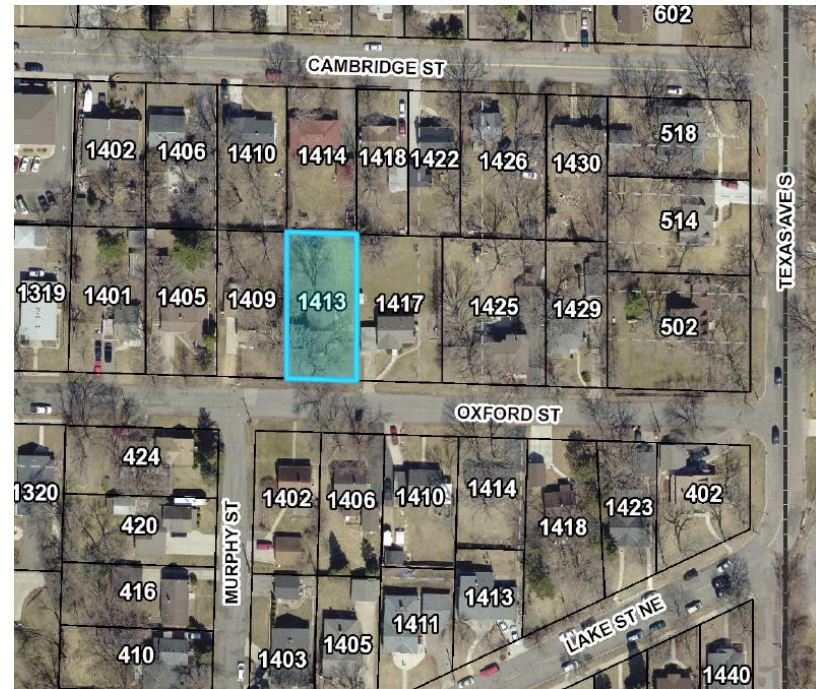


- Total assessment amount may have 3 parts:
 1. Street Assessment (front footage rate)
 - **\$88.89 / front foot, or**
 - **Actual Street Cost/front foot or Benefit Appraisal for Commercial Properties (Lower Amount)**
 2. Water Service Assessment (50% of cost)
 - \$1,729.00 as bid, 50% = **\$846.50**
 3. Sewer Service Assessment (50% of cost)
 - \$1,340 as bid, 50% = **\$670.00**
- No assessment for sewer/water < 10 years old
- \$783 reduction in most assessments due to lower utility costs



Example 1: 1413 Cambridge St

- Cambridge St frontage
- Street Assessment per cap
@ \$88.89 / Foot, 60.00' frontage
 - $\$88.89 \times 60.00' = \$5,333.40$
- Water Service Replacement? -- Yes
 - **\$846.50**
- Sewer Service Replacement? -- Yes
 - **\$670.00**
- Total = $\$5,333.40 + \$846.50 + \$670.00$
= **\$6,849.90**



Example 2: 1428 Lake St NE

- Lake St NE frontage, Alley
- Street Assessment per cap
@ \$88.89 / Foot, 55.40' frontage
 - $\$88.89 \times 55.40' = \$4,924.51$
- No Assessment for alley work, already at cap
- Water Service Replacement? -- Yes
 - **\$846.50**
- Sewer Service Replacement? -- Yes
 - **\$670.00**
- Total = $\$4,924.51 + \$846.50 + \$670.00$
= **\$6,441.01**





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





Interest on Assessments

- A. 15 Year Assessment Period
- B. Interest rate is set 2% above rate City gets on its project financing
 - Recently Determined to be **4.904%** for individual assessments
- C. Interest rate applied annually to remaining principal balance
- D. First payment includes interest between August 1 and date of payment





Options to Prepay Assessments

A. Prepay partial or in full by July 31, 2018

- No interest charged, private loans can be used
- Reduces principal amount to be charged interest
- Prepay amounts as low as \$100
- Multiple partial pre-payments are accepted

B. Prepay partial or in full by November 29, 2018

- Interest charged between August 1 and date of payment



“Do Nothing” – Let assessment certify to tax rolls

- **Assessment paid over 15 years with regular tax payment**

- Will be paid out of mortgage escrow if one is established
- Otherwise due with annual/bi-annual tax payment to Hennepin County – Assessment is not a separate payment, line item on Hennepin County tax bill
- First payment includes interest from August 1, 2018 through December 31, 2019 = 17 months
- Subsequent payments include interest for a 12 month period
- This is the most common option selected



Example Payment Schedule 1

\$6,500
Assessment
at a
4.904%
Interest

	Principal	Annual	Months	Annual	Annual
Year	Balance	Principal	Interest	Interest	Total Payment
2018	\$6,500.00	\$433.33	17	\$451.58	\$884.91
2019	\$6,066.67	\$433.33	12	\$297.51	\$730.84
2020	\$5,633.34	\$433.33	12	\$276.26	\$709.59
2021	\$5,200.01	\$433.33	12	\$255.01	\$688.34
2022	\$4,766.68	\$433.33	12	\$233.76	\$667.09
2023	\$4,333.35	\$433.33	12	\$212.51	\$645.84
2024	\$3,900.02	\$433.33	12	\$191.26	\$624.59
2025	\$3,466.69	\$433.33	12	\$170.01	\$603.34
2026	\$3,033.36	\$433.33	12	\$148.76	\$582.09
2027	\$2,600.03	\$433.33	12	\$127.51	\$560.84
2028	\$2,166.70	\$433.33	12	\$106.25	\$539.58
2029	\$1,733.37	\$433.33	12	\$85.00	\$518.33
2030	\$1,300.04	\$433.33	12	\$63.75	\$497.08
2031	\$866.71	\$433.33	12	\$42.50	\$475.83
2032	\$433.38	\$433.33	12	\$21.25	\$454.58
		Principal		Interest	Total
	Totals	\$6,499.95		\$2,682.92	\$9,182.87



Example Payment Schedule 2

**\$8,000
Assessment
at a
4.904%
Interest**

	Principal	Annual	Months	Annual	Annual
Year	Balance	Principal	Interest	Interest	Total Payment
2018	\$8,000.00	\$533.33	17	\$555.79	\$1,089.12
2019	\$7,466.67	\$533.33	12	\$366.17	\$899.50
2020	\$6,933.34	\$533.33	12	\$340.01	\$873.34
2021	\$6,400.01	\$533.33	12	\$313.86	\$847.19
2022	\$5,866.68	\$533.33	12	\$287.70	\$821.03
2023	\$5,333.35	\$533.33	12	\$261.55	\$794.88
2024	\$4,800.02	\$533.33	12	\$235.39	\$768.72
2025	\$4,266.69	\$533.33	12	\$209.24	\$742.57
2026	\$3,733.36	\$533.33	12	\$183.08	\$716.41
2027	\$3,200.03	\$533.33	12	\$156.93	\$690.26
2028	\$2,666.70	\$533.33	12	\$130.77	\$664.10
2029	\$2,133.37	\$533.33	12	\$104.62	\$637.95
2030	\$1,600.04	\$533.33	12	\$78.47	\$611.80
2031	\$1,066.71	\$533.33	12	\$52.31	\$585.64
2032	\$533.38	\$533.33	12	\$26.16	\$559.49
		Principal		Interest	Total
	Totals	\$7,999.95		\$3,302.05	\$11,302.00



Example Payment Schedule 3

**\$9,000
Assessment
at a
4.904%
Interest**

Year	Principal Balance	Annual Principal	Months Interest	Annual Interest	Annual Total Payment
2018	\$9,000.00	\$600.00	17	\$625.26	\$1,225.26
2019	\$8,400.00	\$600.00	12	\$411.94	\$1,011.94
2020	\$7,800.00	\$600.00	12	\$382.51	\$982.51
2021	\$7,200.00	\$600.00	12	\$353.09	\$953.09
2022	\$6,600.00	\$600.00	12	\$323.66	\$923.66
2023	\$6,000.00	\$600.00	12	\$294.24	\$894.24
2024	\$5,400.00	\$600.00	12	\$264.82	\$864.82
2025	\$4,800.00	\$600.00	12	\$235.39	\$835.39
2026	\$4,200.00	\$600.00	12	\$205.97	\$805.97
2027	\$3,600.00	\$600.00	12	\$176.54	\$776.54
2028	\$3,000.00	\$600.00	12	\$147.12	\$747.12
2029	\$2,400.00	\$600.00	12	\$117.70	\$717.70
2030	\$1,800.00	\$600.00	12	\$88.27	\$688.27
2031	\$1,200.00	\$600.00	12	\$58.85	\$658.85
2032	\$600.00	\$600.00	12	\$29.42	\$629.42
		Principal		Interest	Total
	Totals	\$9,000.00		\$3,714.78	\$12,714.78



Example Payment Schedule 4

**\$12,500
Assessment
at a
4.904%
Interest**

Year	Principal Balance	Annual Principal	Months Interest	Annual Interest	Annual Total Payment
2018	\$12,500.00	\$833.33	17	\$868.42	\$1,701.75
2019	\$11,666.67	\$833.33	12	\$572.13	\$1,405.46
2020	\$10,833.34	\$833.33	12	\$531.27	\$1,364.60
2021	\$10,000.01	\$833.33	12	\$490.40	\$1,323.73
2022	\$9,166.68	\$833.33	12	\$449.53	\$1,282.86
2023	\$8,333.35	\$833.33	12	\$408.67	\$1,242.00
2024	\$7,500.02	\$833.33	12	\$367.80	\$1,201.13
2025	\$6,666.69	\$833.33	12	\$326.93	\$1,160.26
2026	\$5,833.36	\$833.33	12	\$286.07	\$1,119.40
2027	\$5,000.03	\$833.33	12	\$245.20	\$1,078.53
2028	\$4,166.70	\$833.33	12	\$204.33	\$1,037.66
2029	\$3,333.37	\$833.33	12	\$163.47	\$996.80
2030	\$2,500.04	\$833.33	12	\$122.60	\$955.93
2031	\$1,666.71	\$833.33	12	\$81.74	\$915.07
2032	\$833.38	\$833.33	12	\$40.87	\$874.20
		Principal		Interest	Total
	Totals	\$12,499.95		\$5,159.43	\$17,659.38





Deferred Assessments

A. To qualify:

- Homestead property
- Household income limit: \$38,493
- Owner must be one of the following:
 - At least 65 years old,
 - Active military service, or
 - Retired by virtue of a permanent & total disability

B. Process – Mary Lein, 952-548-6310

- Submit application & supporting docs **by Sept. 30th**
- Renew annually with City by Sept. 30th, must meet criteria at time of renewal each year



Deferred Assessments



C. Interest during deferral

- Interest is accrued during deferment period

D. Deferment ends, assessment amount due when (per MN Statute):

- Death of the owner(s)
- Sale, transfer, or subdivision of property
- Loss of homestead status on the property
- Income threshold is exceeded



Summary of Payment Options



1. **Prepay in full or part without interest until July 31, 2018**
2. **Prepay in full or part with interest from August 1 until Nov. 29, 2018**
3. **Do nothing -- Remaining balance put on taxes after Nov. 29**
 - Paid annually over 15 years, interest rate of 4.904%
 - Will impact escrow payments included in mortgage
4. **Deferred Assessments – Pay at a later date**
 - Homestead property, income limit of \$38,493
 - Owner 65 years or more, active military, or disability
 - Typically paid in full at exchange of property



Project Schedule

- April 10th – Opened Bids
 - 5 bids received
 - Overall low bidder was S.M. Hentges & Sons, Inc.
- May 8th – Neighborhood Informational Meeting 4
- May 15th – Public Assessment Hearing, Adopt Final Assessments, Award Bid
- Late May - Fall 2018: Construction



Construction Phases

Tentative Construction Order*

1. Division Street
2. Oxford Street
3. Texas Avenue
4. Cambridge Street or Lake Street NE
5. Murphy Avenue
6. Lake Street NE or Cambridge Street

*Coordinating w/ Contractor on Scheduling – Newsletter will be mailed out soon, prior to construction, with a more set schedule and dates



Construction Process

- Late May – Fall 2018 construction
- Contractor sequencing in each block
 - 4 weeks of utility construction
 - Exception on Lake St NE – 7 weeks due to Forcemain
 - 3 weeks of street construction
 - 3 weeks of boulevard restoration, tree planting, cleanup
- Temporary Water Shutdowns – Temporary system to be installed to maintain service during construction
- Temporary Access Restrictions



Communication During Construction

■ Newsletters (Monthly)



Newsletter No. 1, Page 1

February, 2017



CITY OF HOPKINS
Engineering Department
1010 1st Street South
Hopkins, MN 55343
(952) 935-8474



**BOLTON
& MENK**
Real People. Real Solutions.
BOLTON & MENK, INC.
12224 Nicollet Avenue
Burnsville, MN 55337
(952) 890-0509

CONSTRUCTION NEWSLETTER



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



SPECIAL ASSESSMENTS



PROJECT SCHEDULE

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.

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 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



Communication During Construction

- Newsletters (Monthly)
- Website (Weekly)
 - www.hopkins2018.net



The screenshot shows the Bolton & Menk website for the "Hopkins - 2018 Street & Utility Improvements" project. The header includes the Bolton & Menk logo with the tagline "Real People. Real Solutions.", navigation links for "REAL PEOPLE / REAL SOLUTIONS / CAREERS / CONTACT US", and a search bar. The main content area features the project title and a "Project Summary" section. A "Project Links" sidebar contains a list of links, with the "Sign-up for electronic project updates" link highlighted by a red circle and a red arrow pointing to a larger button on the left. A map of the project area is shown at the bottom right.

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Search

Home / Project Websites

Hopkins - 2018 Street & Utility Improvements

St. Louis Park MINNESOTA

Project Links

- [Project Summary](#)
- [Project Documents](#)
- [Project Status, Schedule & Updates](#)
- [Project Contacts](#)
- [Construction Updates](#)
- [FAQ's](#)

Project Summary

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.

Legend:
- STENO
- EDWARDS
- S. D. S. AVE S
- BLAKE ST NE



Communication During Construction

- Newsletters (Monthly)
- Website (Weekly) www.hopkins2018.net
- Notices (As needed)



CONSTRUCTION UPDATE

September 1, 2016



Northwest Asphalt will pave 21st Ave N and 4th St N on Tuesday, September 6th, weather permitting.

The asphalt will typically be installed at temperatures between 275° F and 350° F. Therefore, please have children stay away from the asphalt until it cools, which will be after it's rolled the same day.

Please do not park on 21st Ave N nor 4th St N on Tuesday, September 6th. During the paving process, access will be maintained only for driveways directly accessing 21st Ave N and 4th St N. If you need to drive over the fresh asphalt, please keep your speed low to avoid spinning your tires and harsh turning motions.

If you have any questions about this update, **please call Chad Booth at 763-614-0801.**

Thank you for your continual patience and cooperation during construction!



Communication During Construction

- On-Site Contact: Josh Hrabe
 - 612-965-2473
 - joshhr@bolton-menk.com



- Project Engineer: Nick Amatuuccio, P.E.
 - 612-965-3926
 - nickam@bolton-menk.com



Project Contacts

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

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

Mary Lein – City Assessment Clerk

- mlein@hopkinsmn.com
- 952-548-6310

Mike Waltman, P.E. – Project Manager

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

