




Neighborhood Meeting #3

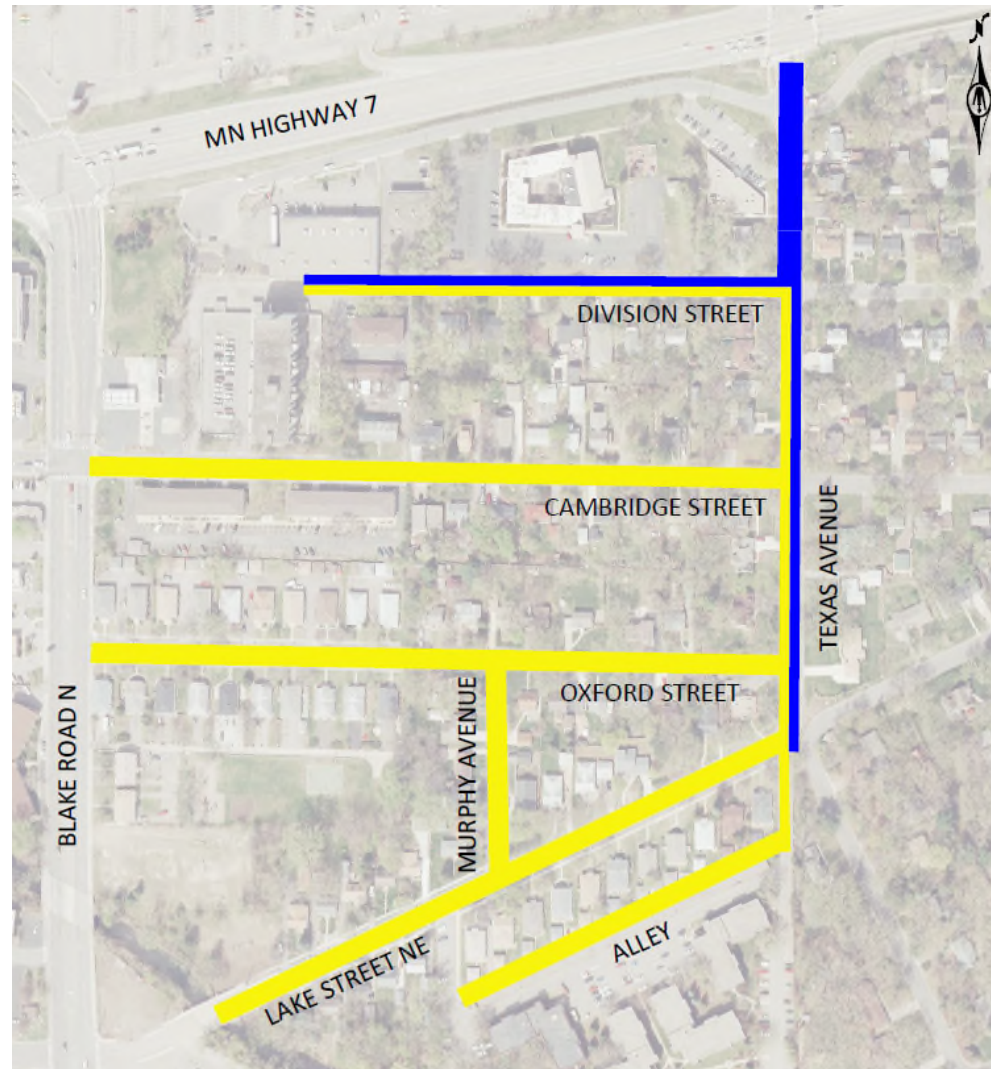
2018 Street & Utility Improvements



November 29, 2017



- 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



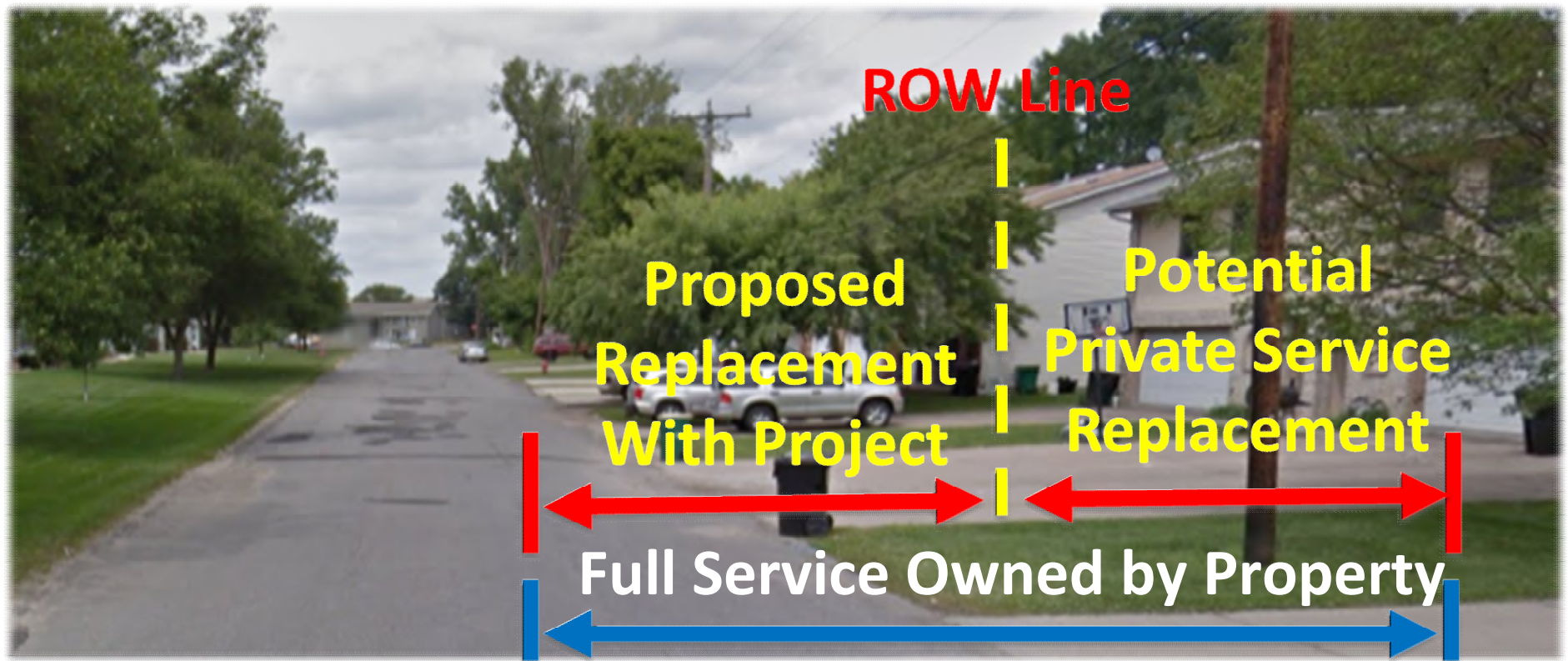
Utility Improvements

- 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**

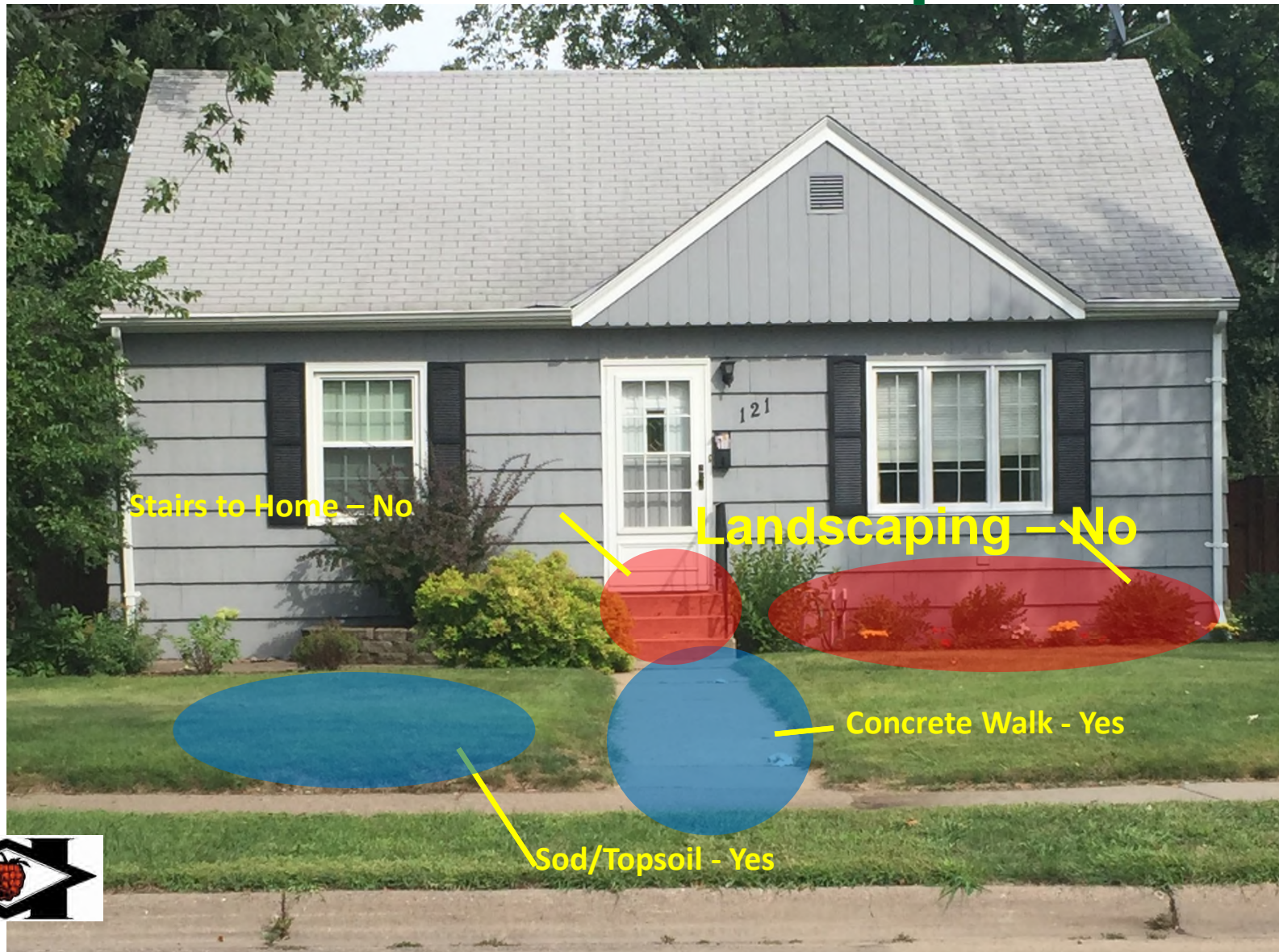


Private Service Line Replacement

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



Existing Pavement Conditions



New Pavement

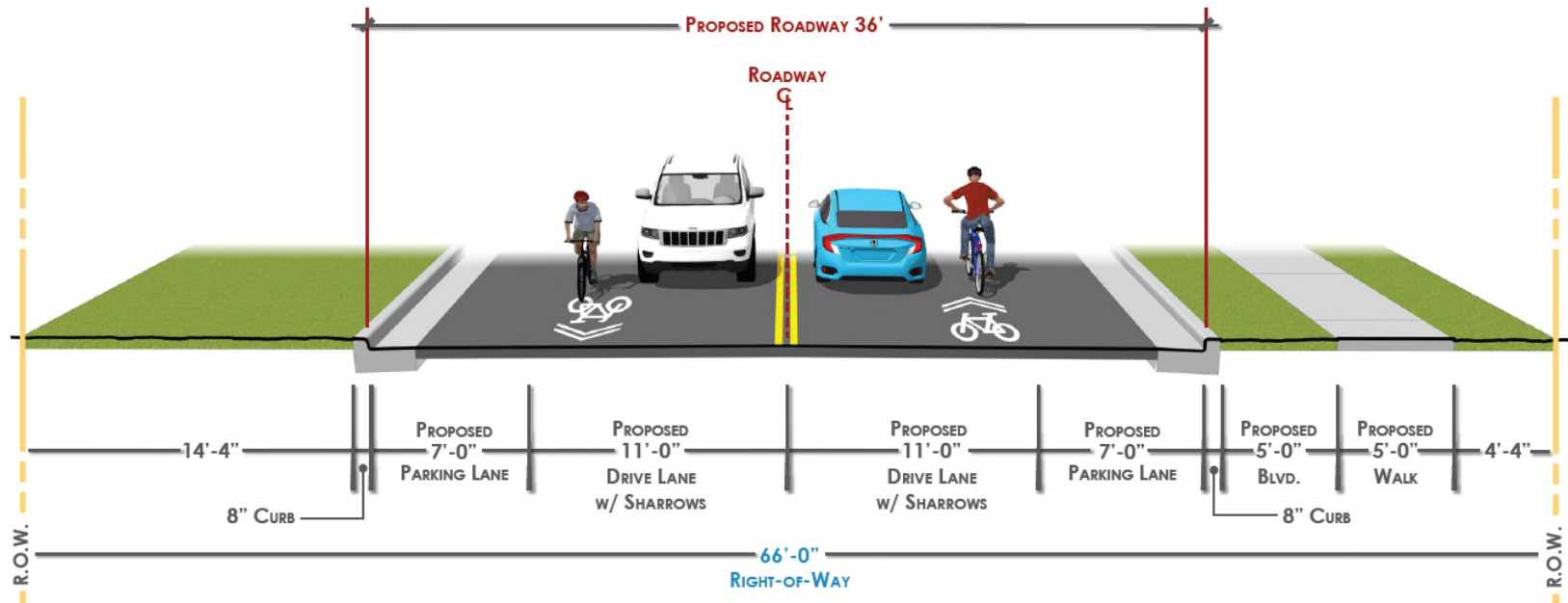


Proposed Street Widths

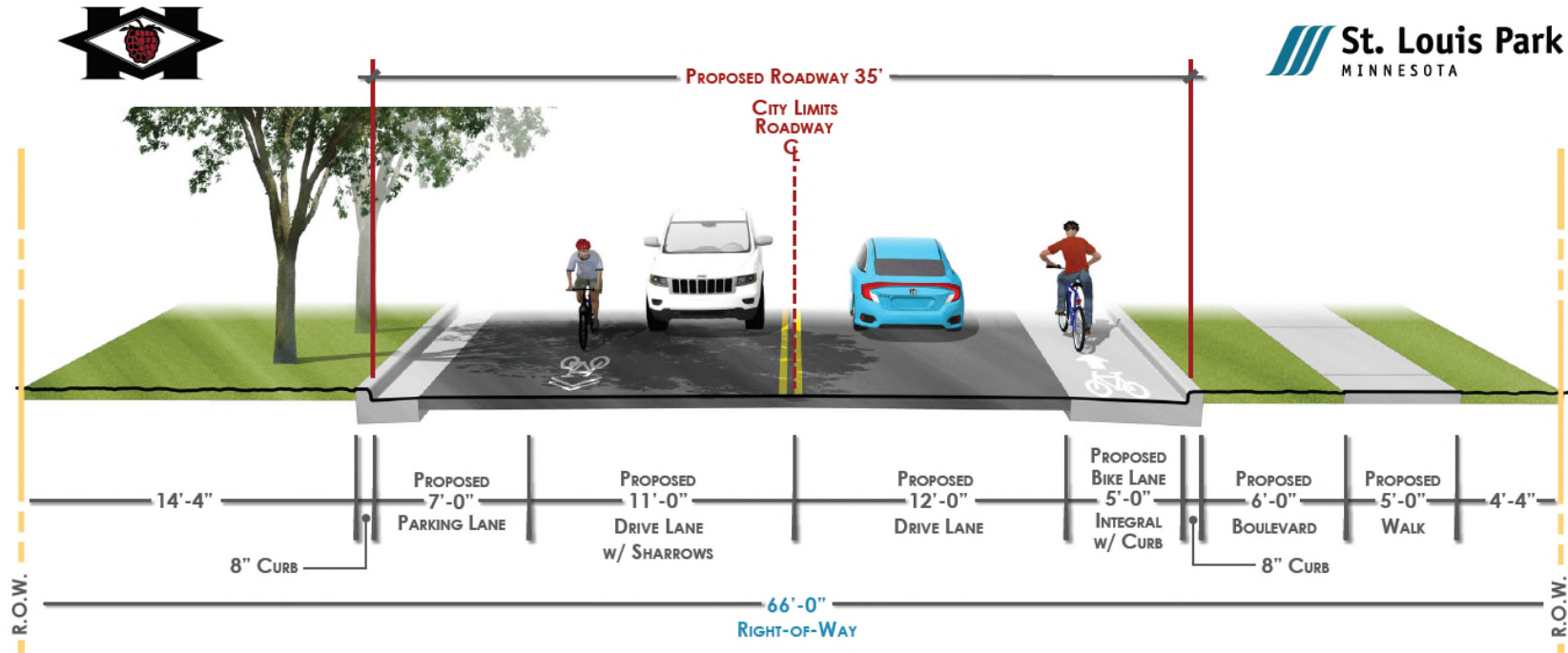
	Existing Wdith (F-F)	Proposed Width (F-F)
Texas Ave S	36 feet	35 feet
Division St	30 feet	30 feet
Cambridge St East	29.5 feet	32 feet
Cambridge St West	38.5 feet	38 feet
Oxford St East	23 feet	26 feet
Oxford St West	32 feet	32 feet
Murphy Ave	23 feet	24 feet
Lake St NE	36 feet	36 feet



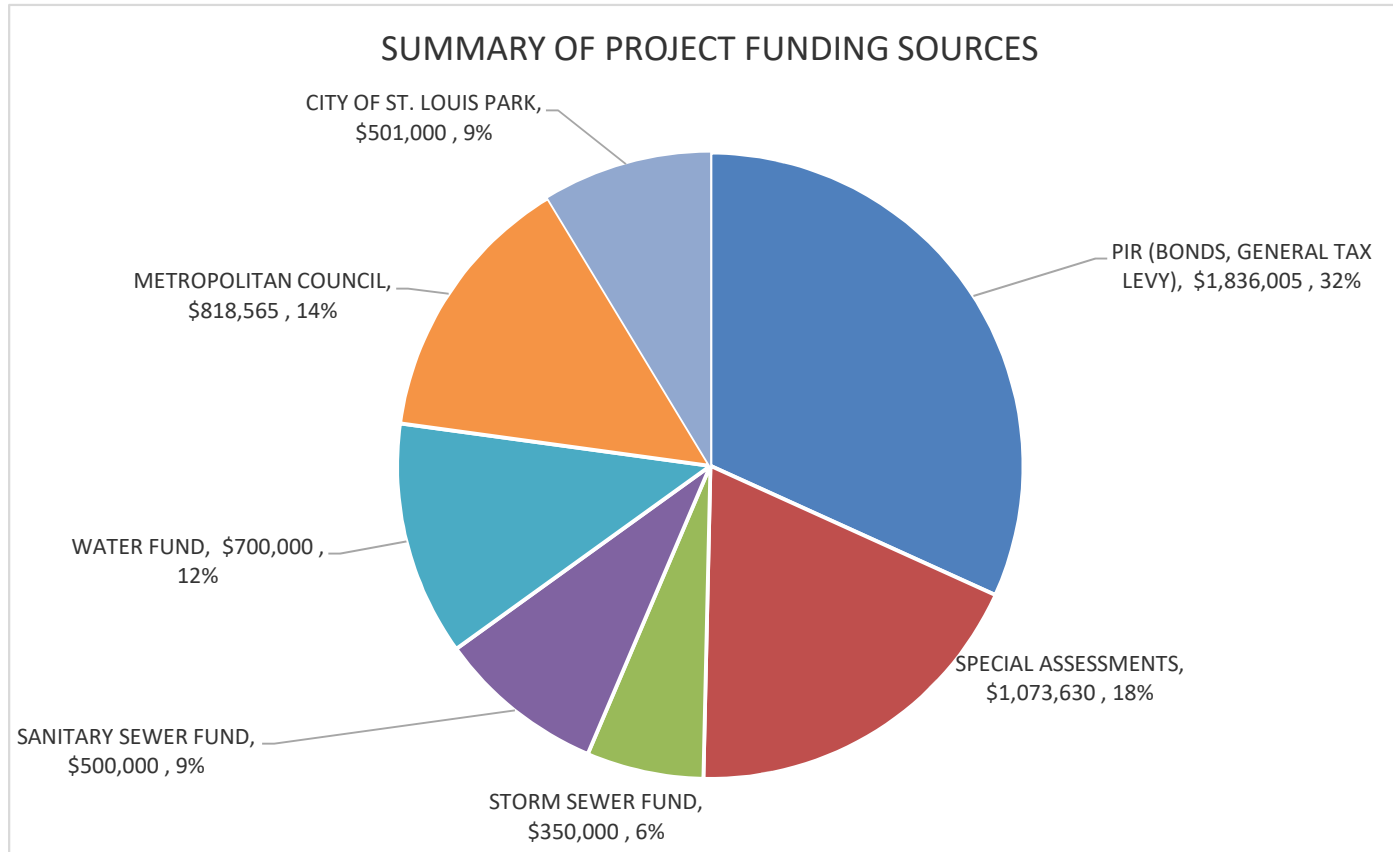
Lake St NE Typical Section



Texas Ave S Typical Section



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

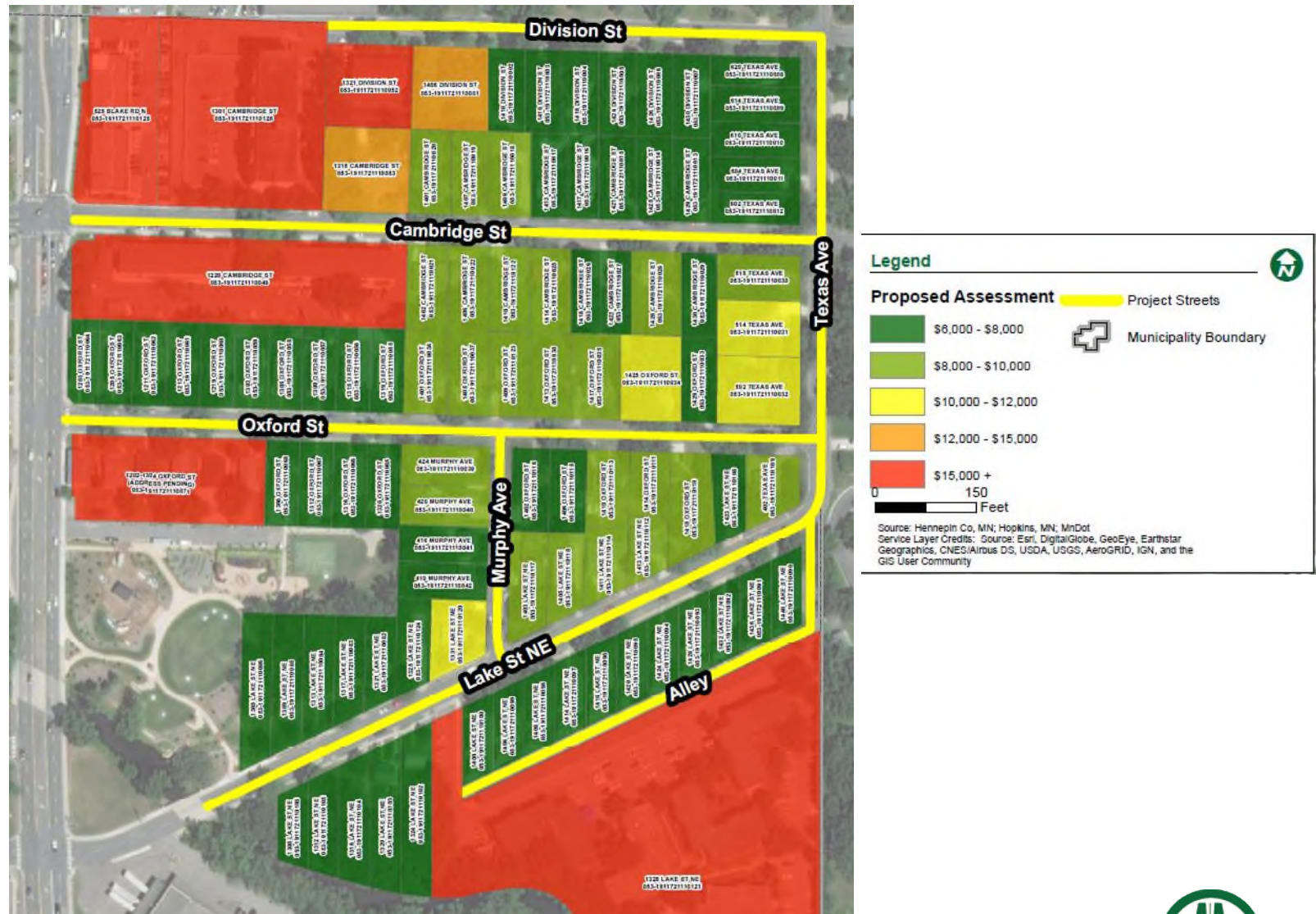


Summary of Assessments & Amounts

- **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





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**





Interest on Assessments

- A. 15 Year Assessment Period
- B. Interest rate is set 2% above rate City gets on its project financing
 - Recently about a 4% interest rate on assessments
 - Rate to be determined at bond sale in **June*, 2018**
- C. Interest rate applied annually to remaining principal balance
- D. First payment includes interest between **August 1*** and date of payment

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





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

**\$7,000
Assessment
at a 4.0%
Interest**

Year	Principal Balance	Annual Principal	Months Interest	Annual Interest	Annual Total Payment
2018	\$7,000.00	\$466.67	17	\$396.67	\$863.34
2019	\$6,533.33	\$466.67	12	\$261.33	\$728.00
2020	\$6,066.66	\$466.67	12	\$242.67	\$709.34
2021	\$5,599.99	\$466.67	12	\$224.00	\$690.67
2022	\$5,133.32	\$466.67	12	\$205.33	\$672.00
2023	\$4,666.65	\$466.67	12	\$186.67	\$653.34
2024	\$4,199.98	\$466.67	12	\$168.00	\$634.67
2025	\$3,733.31	\$466.67	12	\$149.33	\$616.00
2026	\$3,266.64	\$466.67	12	\$130.67	\$597.34
2027	\$2,799.97	\$466.67	12	\$112.00	\$578.67
2028	\$2,333.30	\$466.67	12	\$93.33	\$560.00
2029	\$1,866.63	\$466.67	12	\$74.67	\$541.34
2030	\$1,399.96	\$466.67	12	\$56.00	\$522.67
2031	\$933.29	\$466.67	12	\$37.33	\$504.00
2032	\$466.62	\$466.67	12	\$18.66	\$485.33
		Principal		Interest	Total
	Totals	\$7,000.05		\$2,356.66	\$9,356.71



Example Payment Schedule 2

**\$8,000
Assessment
at a 4.0%
Interest**

	Principal	Annual	Months	Annual	Annual
Year	Balance	Principal	Interest	Interest	Total Payment
2018	\$8,000.00	\$533.33	17	\$453.33	\$986.66
2019	\$7,466.67	\$533.33	12	\$298.67	\$832.00
2020	\$6,933.34	\$533.33	12	\$277.33	\$810.66
2021	\$6,400.01	\$533.33	12	\$256.00	\$789.33
2022	\$5,866.68	\$533.33	12	\$234.67	\$768.00
2023	\$5,333.35	\$533.33	12	\$213.33	\$746.66
2024	\$4,800.02	\$533.33	12	\$192.00	\$725.33
2025	\$4,266.69	\$533.33	12	\$170.67	\$704.00
2026	\$3,733.36	\$533.33	12	\$149.33	\$682.66
2027	\$3,200.03	\$533.33	12	\$128.00	\$661.33
2028	\$2,666.70	\$533.33	12	\$106.67	\$640.00
2029	\$2,133.37	\$533.33	12	\$85.33	\$618.66
2030	\$1,600.04	\$533.33	12	\$64.00	\$597.33
2031	\$1,066.71	\$533.33	12	\$42.67	\$576.00
2032	\$533.38	\$533.33	12	\$21.34	\$554.67
		Principal		Interest	Total
	Totals	\$7,999.95		\$2,693.34	\$10,693.29



Example Payment Schedule 3

**\$9,000
Assessment
at a 4.0%
Interest**

Year	Principal Balance	Annual Principal	Months Interest	Annual Interest	Annual Total Payment
2018	\$9,000.00	\$600.00	17	\$510.00	\$1,110.00
2019	\$8,400.00	\$600.00	12	\$336.00	\$936.00
2020	\$7,800.00	\$600.00	12	\$312.00	\$912.00
2021	\$7,200.00	\$600.00	12	\$288.00	\$888.00
2022	\$6,600.00	\$600.00	12	\$264.00	\$864.00
2023	\$6,000.00	\$600.00	12	\$240.00	\$840.00
2024	\$5,400.00	\$600.00	12	\$216.00	\$816.00
2025	\$4,800.00	\$600.00	12	\$192.00	\$792.00
2026	\$4,200.00	\$600.00	12	\$168.00	\$768.00
2027	\$3,600.00	\$600.00	12	\$144.00	\$744.00
2028	\$3,000.00	\$600.00	12	\$120.00	\$720.00
2029	\$2,400.00	\$600.00	12	\$96.00	\$696.00
2030	\$1,800.00	\$600.00	12	\$72.00	\$672.00
2031	\$1,200.00	\$600.00	12	\$48.00	\$648.00
2032	\$600.00	\$600.00	12	\$24.00	\$624.00
		Principal		Interest	Total
	Totals	\$9,000.00		\$3,030.00	\$12,030.00





Deferred Assessments

A. To qualify:

- Homestead property
- Household income limit: \$38,850 (2017 limit, to be revised for 2018)
- 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 about 5%
 - Will impact escrow payments included in mortgage
4. **Deferred Assessments – Pay at a later date**
 - Homestead property, income limit of \$38,850
 - Owner 65 years or more, active military, or disability
 - Typically paid in full at exchange of property

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



Project Schedule

- 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

 Sign-up for electronic project updates



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Hopkins - 2018 Street & Utility Improvements



Project Summary

Project Links

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- [Project Contacts](#)
- [Construction Updates](#)
- [FAQ's](#)

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.



Project Contacts

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