

Welcome to the...

**Open House for Fridley
Street Improvement
Project No ST2017-01**

November 1, 2016

Project ST2017-01

Open House

- Restrooms / Fountain
- Agenda
 - Sign In Sheet
 - Presentation
 - Q&A (general)

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City Staff Introductions

- Jim Kosluchar
 - Director of Public Works
- Jon Lennander
 - Assistant City Engineer
- Nic Schmidt – Brandon Brodhag
 - Project Engineers
- Beth Kondrick
 - Administrative Assistant
- Council Representatives

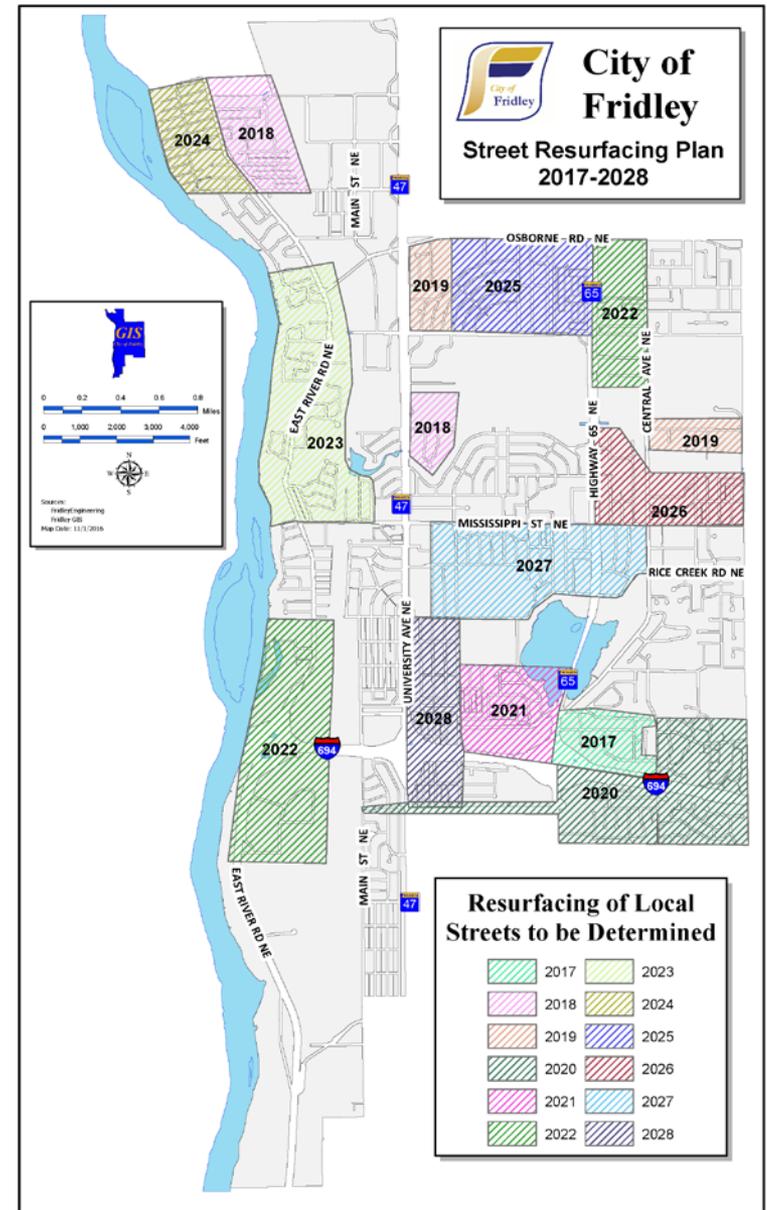
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Annual Street Program

- This is the **twelfth year** the City's Street Maintenance program has been active.
- This program was developed to rehabilitate streets on a **regular basis**.
- The program **targets pavement** where regular maintenance is no longer sufficient to provide a quality driving surface.

Project ST2017-01 Long Term Street Program 2017-2027

- \$4.0 million on street improvements over 5 years
- Costs are funded from special assessments, MnDOT State Aid, and other City utility funds



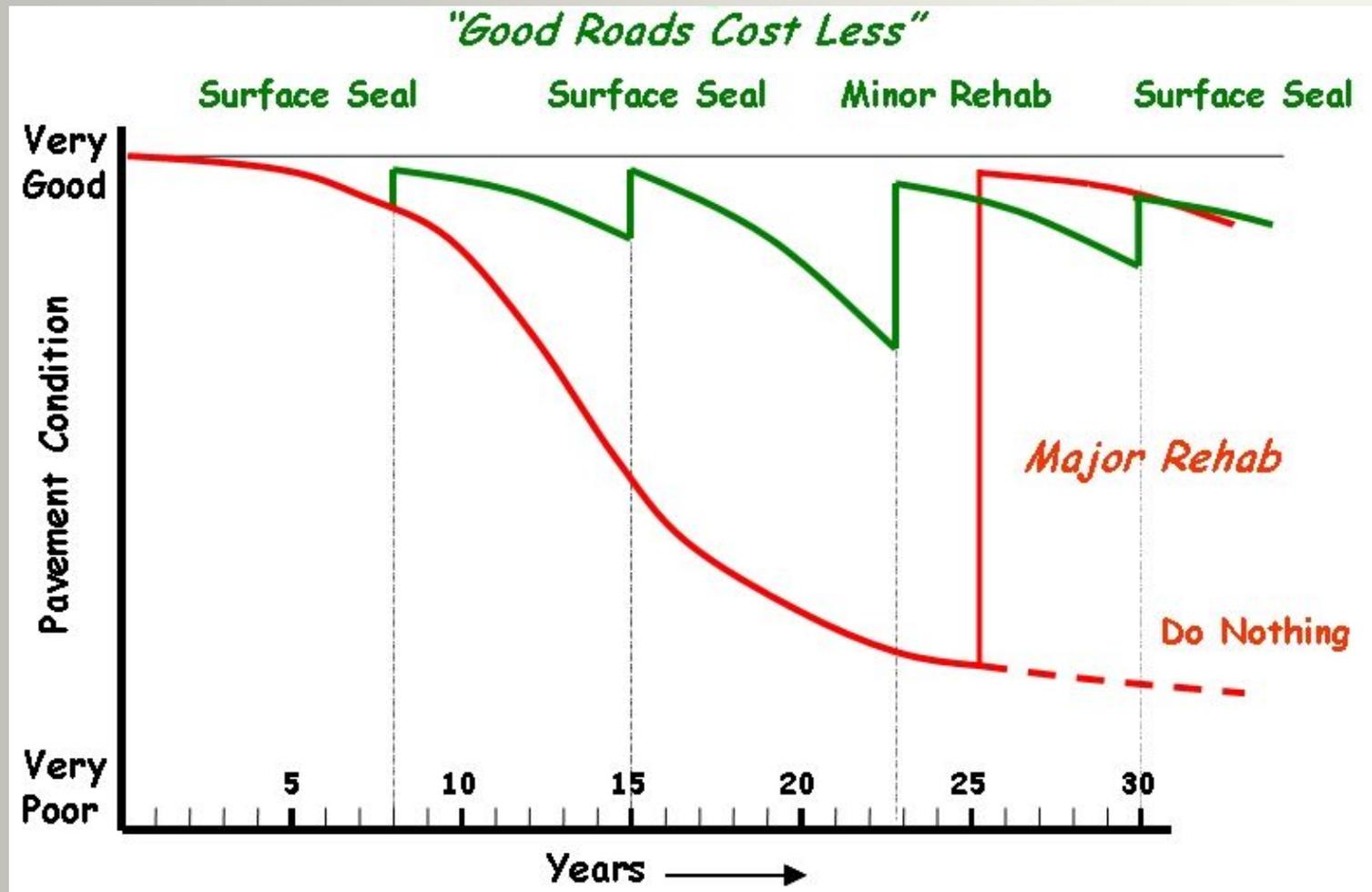
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Street Program Basis

- Established to combat **Increasing cost** of maintenance & repair with age
- Based on **Condition** of streets
- **Combine areas** to create a **Pricing advantage**
- **Projects** are developed under a 5-year Street Capital Investment Program

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Street Program Analysis



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Street Program Analysis

What is considered when selecting project:

- Street Condition/Ranking
- Time since last major maintenance
- High maintenance levels
- Need for utility construction
- Available funding

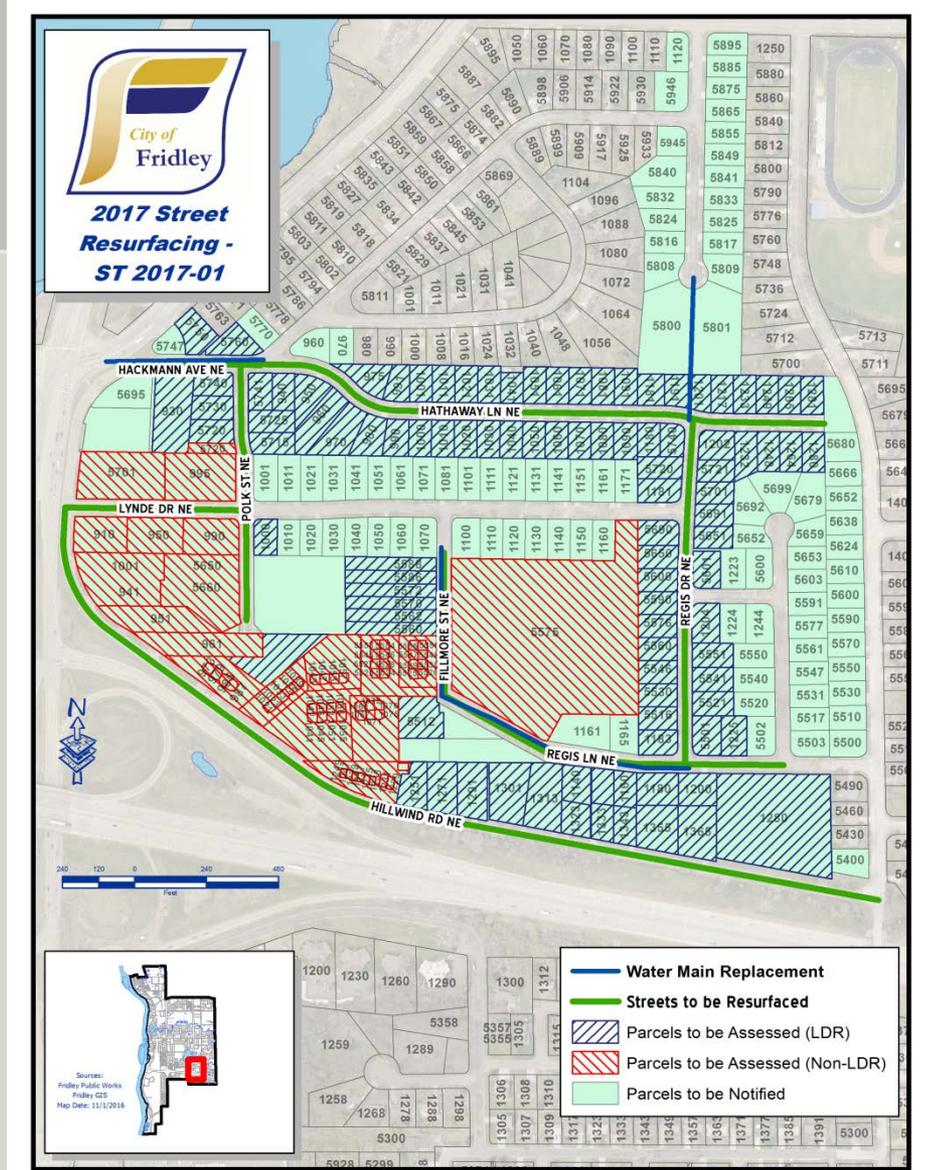
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Work Elements

- Gas main and service replacement to precede work – by Centerpoint
- Removal of pavement, Reclaim or Milling
- Utility replacement in certain locations of the project
- Curb replacement/ Re-paving streets
- Restoration

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Water Main Replacement (preliminary)



Asphalt Removal



Grading and Spot Curb Replacement



Replacement and Repair of Utilities in select areas



Installation of New Asphalt Pavement



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Tentative Schedule

- | | | |
|---------------------------------------|-------------|------|
| ■ Feasibility Report | December | 2016 |
| ■ Preliminary Hearing | December | 2016 |
| ■ Advanced Utility work | March/April | 2017 |
| ■ Open Bids and Award | February | 2017 |
| ■ Construction | May-Sept. | 2017 |
| ■ Final Hearing | October | 2017 |
| ■ Notice of Assessment | October | 2017 |
| ■ Assessments begin
(Payment plan) | January | 2018 |

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Notifications

1. Notice of an Open House October 2016
2. Project Questionnaire – November 2016
3. Notice of a Public Hearing (Will include estimated special assessment based on policy) December 2016
4. Notice of a Public Hearing for special assessments
Fall 2017
5. Notice of Assessment October 2017

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Construction Information

1. Information letter (April 2017) with schedule, reminders, contact info, general information, etc.
2. Project Notices - closures, water shutoff. Utility repairs & driveway coordination
3. Streets and driveways will be closed at times – Curb work, driveways, milling, paving
 - Up to seven days (driveways/curb work)
 - City may close to street for paving
 - Generally for only a few hours

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Project Budget (Draft)

- Estimated Project Cost = \$1,175,000
 - \$ 290,000 City of Fridley (Municipal State Aid)
 - \$ 340,000 assessment to adjacent properties
 - \$ 460,000 from Water Utility Fund
 - \$ 85,000 from Storm Water Utility Fund

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Assessments

Two different Assessable Parcels

Low Density Residential (LDR)
Non- Low Density Residential (NLDR)

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LDR Property Assessment Calculation Steps

- Properties with driveways the project streets are assessed. Corner lots are assessed on one side only.
- Assessment is based on
 - dividing the proportional street improvement costs for the project area by the number of residential properties.
 - Assessment is calculated on the paving cost of the middle 30 feet of the streets less the intersections
- Multiple unit residential properties
 - up to four units pay the lower of the commercial rate, or the residential rate reduced by 50% for each unit over one.

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LDR Property Assessment

Recent Costs

- 2013-01 \$2,074 per unit
- 2014-01 \$2,135 per unit
- 2015-01 \$2,080 per unit
- 2016-01 \$2,126 per unit
- 2017-01 \$2,150 (estimated)

Note: All LDR units receive equal assessment .

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Non LDR Property Assessment Calculation Steps

Non-LDR = All other properties, including commercial, industrial, high-density residential, etc.

- Assessable frontage is measured
- The non LDR assessment is calculated by dividing total cost by length of property frontage to determine the cost per foot.
- Each side of the street pays 50% of the cost per centerline foot to resurface the street, thus the estimated assessment is \$33 per lineal foot.

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Non LDR Assessment Costs Examples

■ 2011-01 Hyde Park	44' wide	\$24.30 / l.f.
■ 2012-01 Rice Cr. Terrace	32'-38' wide	\$39.12 / l.f.
■ 2014-01 North Ind. Area	40'-50' wide	\$31.62 / l.f.
■ 2015-01 Summit Manor	32'-44' wide	\$27.81 / l.f.
■ 2017-01 North Park / Parkview	30'-40' wide	\$33.00 / l.f.

Note: Assessment estimate is dependent on price of oil.

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Payment Options

- Option 1
 - Lump sum paid within 30 days of the final assessment hearing (September/October 2017).
- Option 2
 - Added to property taxes that are paid over 10 years with an interest rate to be determined (typically 5.5 to 6.5%).
- Option 3
 - Seniors citizens meeting certain criteria, may request to have the assessment deferred until the future sale of the property. **Interest accrues until property is sold.**
 - 65 or older, income level, etc. to qualify

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Rain Gardens



8.2.2004

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Thank you for Attending

- You can also **call or email us** to discuss
 - questions or
 - concerns or
 - **special needs for access**

City of Fridley Engineering – Project Staff
(763) 572-3554

Web-StreetProjects@fridleymn.gov

<http://www.ci.fridley.mn.us/187/Street-Repairs-and-Projects>