



Welcome to the...

Open House for
Project No ST2017-21

West Moore Lake Drive
Trail and Resurfacing Project

November 1, 2016

Project ST2017-21

Open House



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

Project ST2017-21

City Staff Introductions



- * **Jim Kosluchar**
 - * Director of Public Works
- * **Jon Lennander**
 - * Assistant City Engineer
- * **Brandon Brodhag**
 - * Civil Engineer
- * **Council Representatives**

Project ST2017-21

Quick Notes



- * Tonight's Open House is provided to understand a project the City is contemplating and get your feedback
- * Project is currently planned to start summer 2017
- * Certain properties subject to special assessment
- * Hearing on improvement is anticipated in December with mailed notice to owner



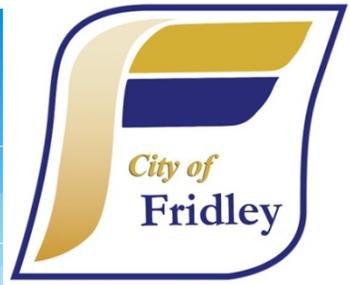
Project ST2017-21

Project Overview Map



Project ST2017-21

Proposed Connections



- * Proposed pedestrian/bicycle connections to the trail system on the East Side of Highway 65 and north side of Medtronic Parkway
- * Partially funded through federal grant
- * Will connect loop around Moore Lake: 2.4 Miles
- * Provides a walkway and bikeway for students to get to High School and Middle School

Project ST2017-21

Utility



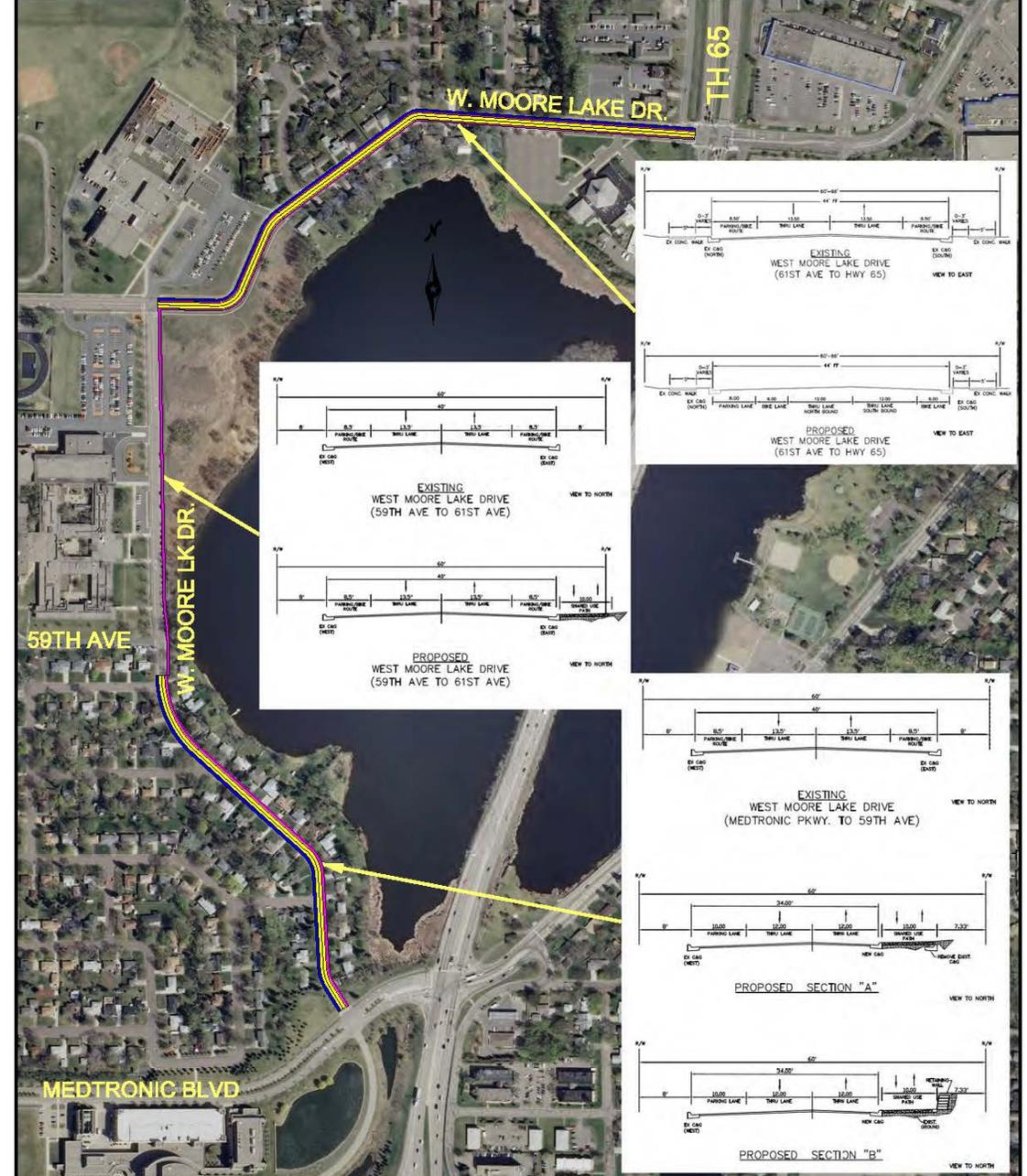


Moore Lake Trail



Project ST2017-21

Concept Layouts

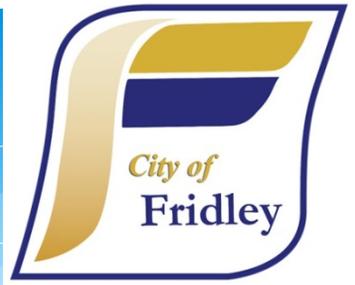


GENERAL CONCEPT LAYOUT
W. MOORE LAKE DR./61ST AVE NE

FIGURE 2

Project ST2017-21

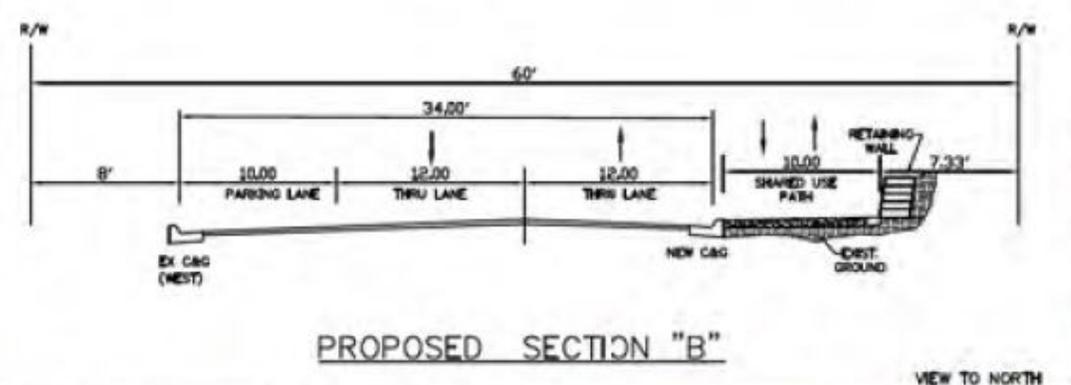
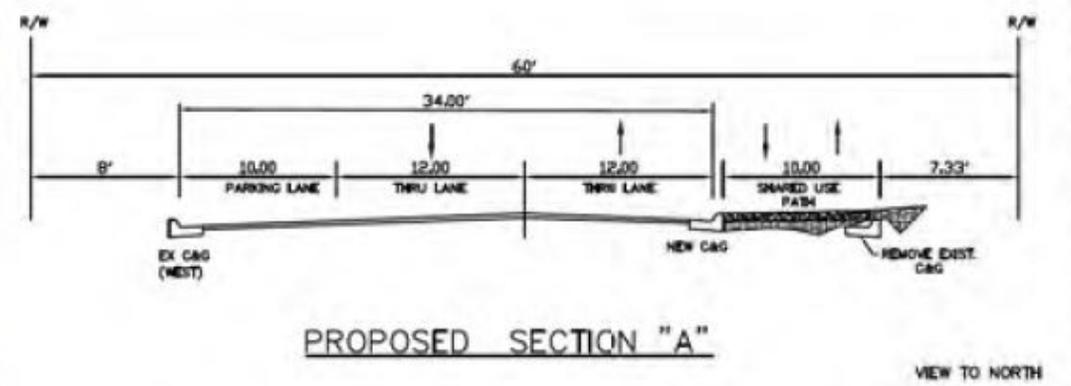
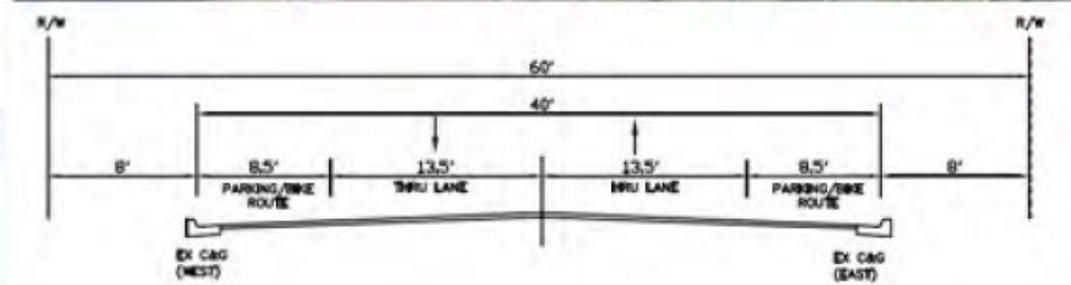
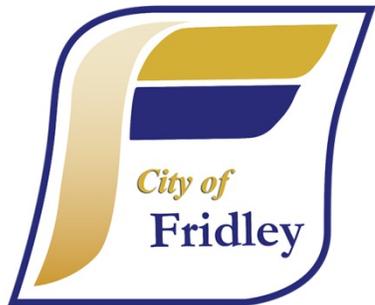
Concept Layout Notes



- * Parking on lake side would be eliminated
- * This side has no intersection conflicts
- * Need for pedestrian crossings, however

Project ST2017-21

Proposed Concept Medtronic Parkway to 59th Ave



Project ST2017-21

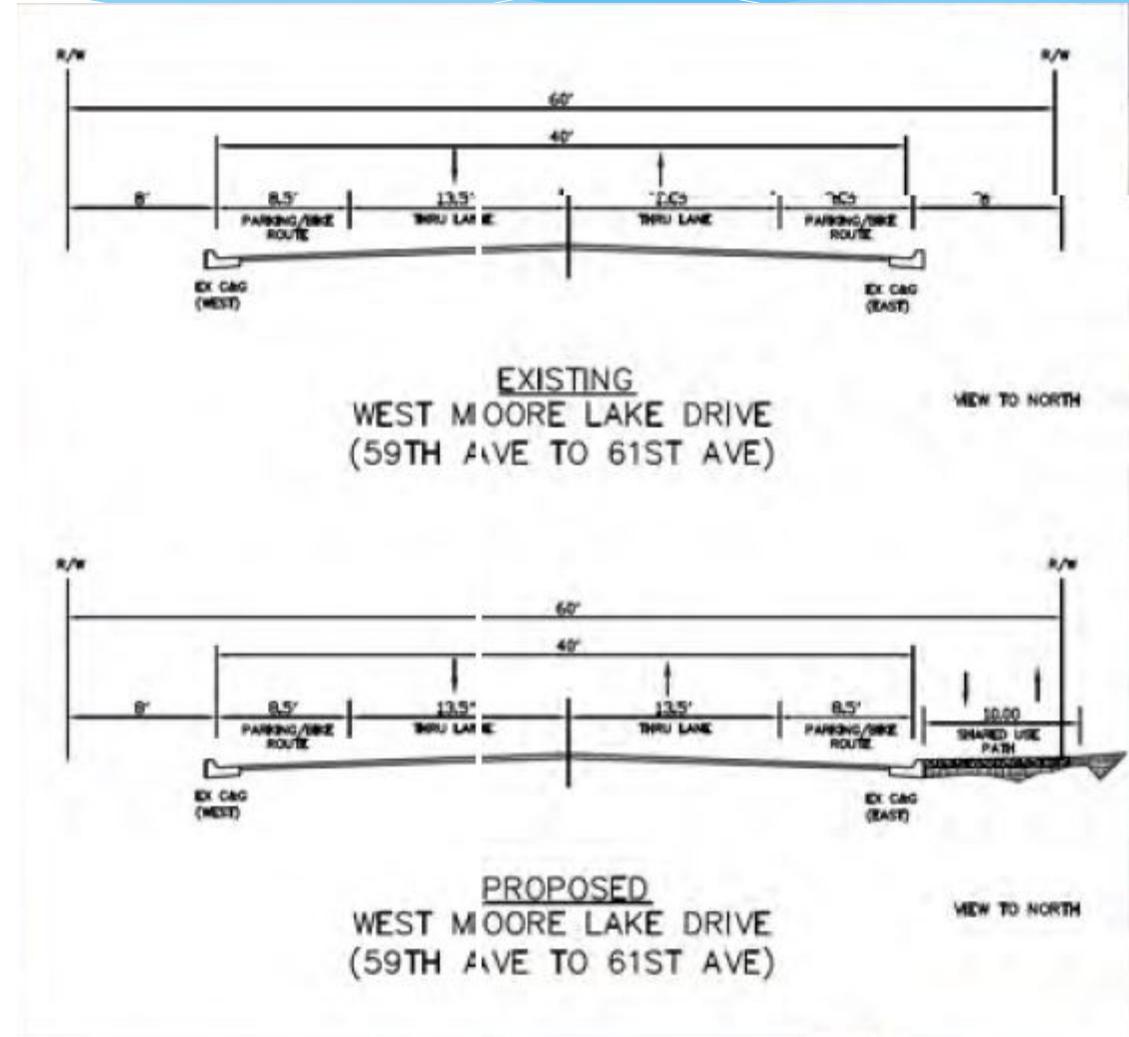
Medtronic Parkway to 59th Ave



- * Existing curb on East side of street to move in 10' to install new trail, retaining wall and grading where needed
- * Parking lane on east side to be eliminated (Parking lane still available on West side)
- * Existing utilities to be adjusted with proposed trail where needed (storm sewer)
- * Pavement reclamation (resurfacing)

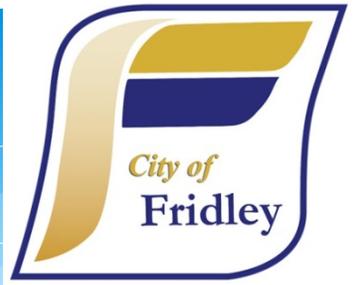
Project ST2017-21

Proposed Concept 59th Ave to 61st Ave



Project ST2017-21

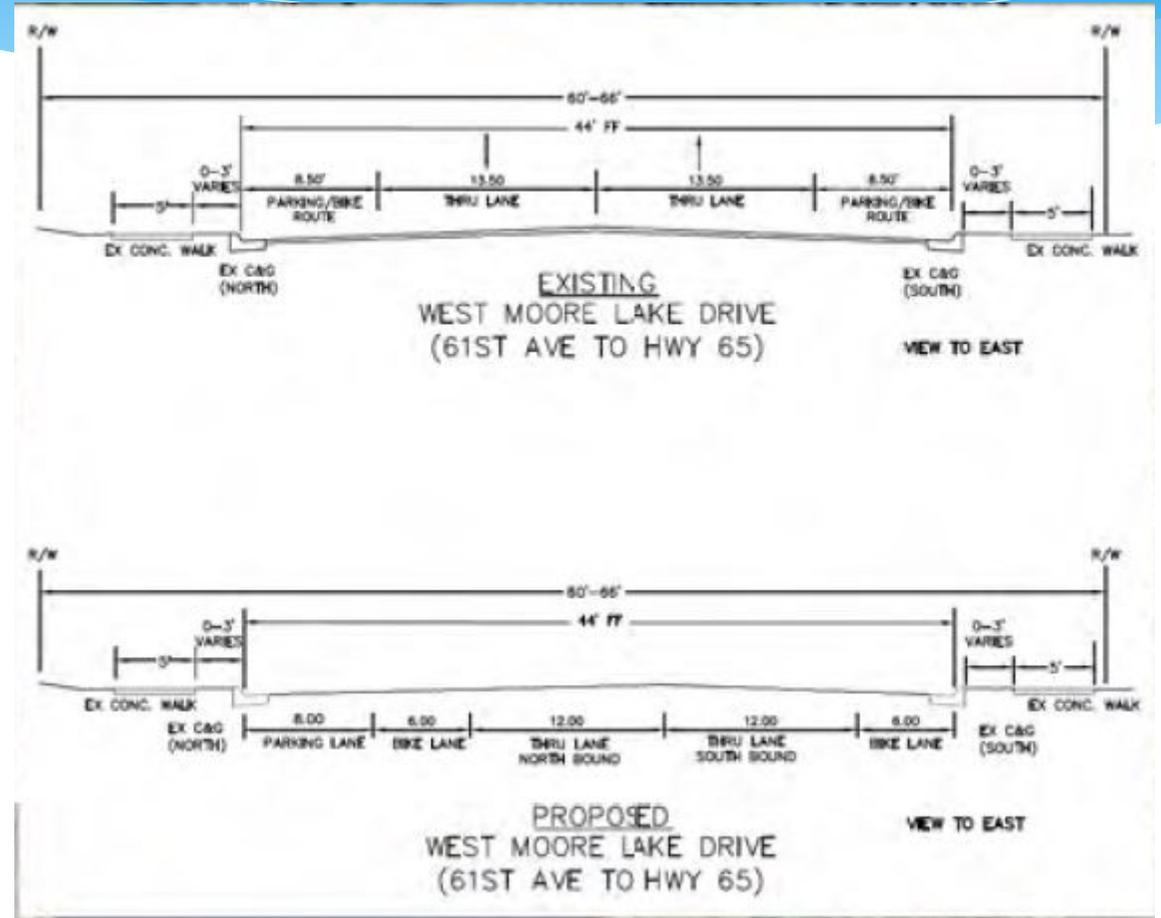
59th Ave to 61st Ave



- * New 10' trail to be installed outside of the curb on the East side
- * Sand Dunes Park fence to be evaluated
- * Tree removal and signs to be adjusted as needed
- * Pavement reclamation (resurfacing)

Project ST2017-21

Proposed Concept 61st Ave to Highway 65



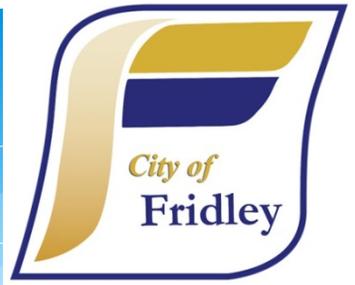
Project ST2017-21

61st Ave to Highway 65



- * Existing 5' sidewalk to remain in place, new 6' bike lanes to be installed on both sides of street
- * No curb or City utility work, only re-painting of lane lines (possible gas spot repairs)
- * Parking on the south side of street to be eliminated (Parking lane still available on North Side)

Project ST2017-21 Maintenance



- * City will be charge of plowing and repairs

Project ST2017-21 Trail Project



Questions about the trail portion of the
project?

Project ST2017-21

Additional Recommended Work



- * We are cutting into the street to construct the trail, and the road cross-section will be impacted
- * We therefore have recommended resurfacing
- * Gas main and utility repairs to precede resurfacing – Centerpoint Energy
- * Utility replacement in certain locations of the project – water main and hydrants

Project ST2017-21 Annual Street Program

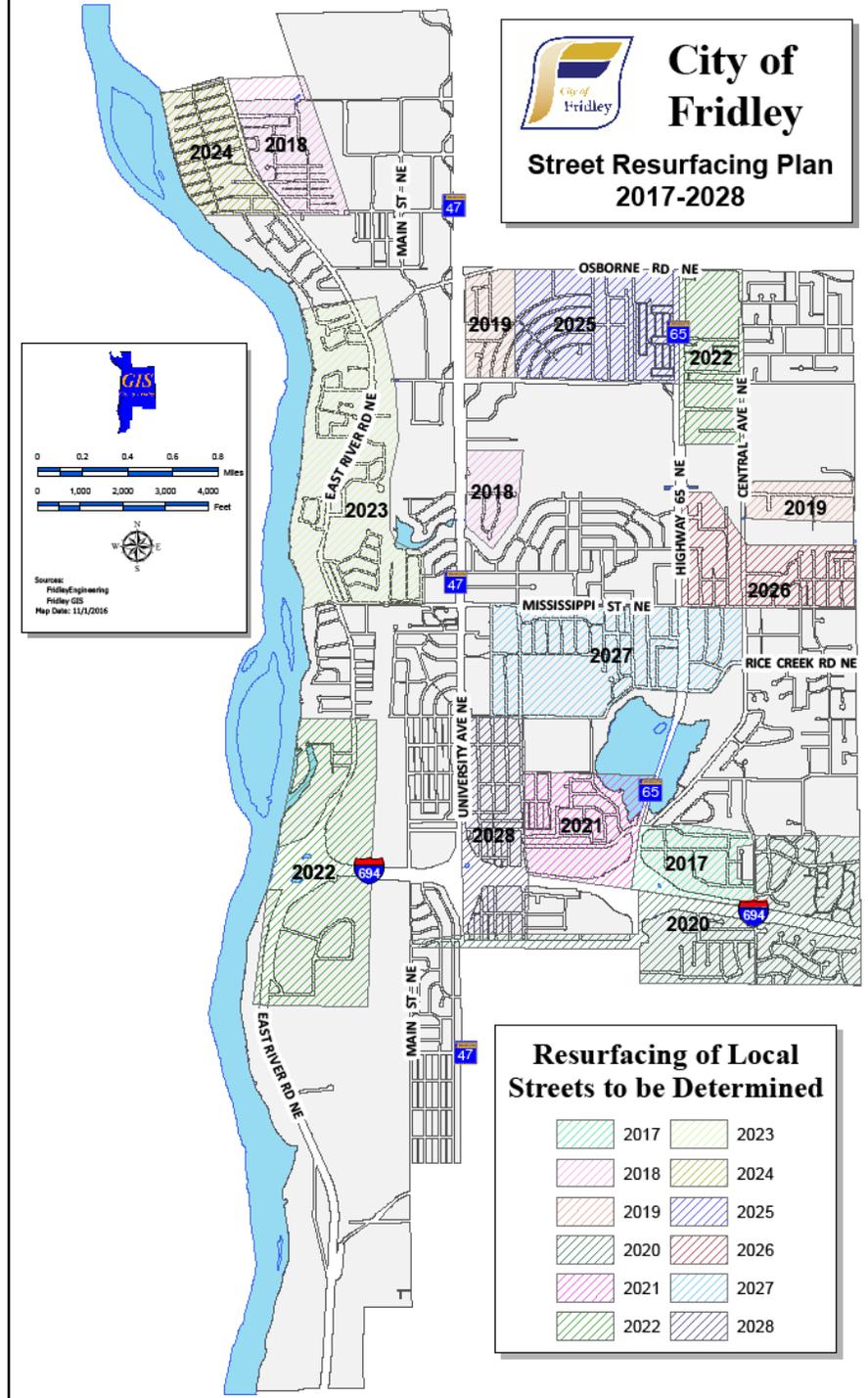


- * This is the twelfth year under the City's maintenance program.
- * This program was developed to rehabilitate streets on a regular schedule.
- * The program targets pavement where regular maintenance is no longer sufficient to provide a quality surface.

Project ST2017-21

Long Range Street Program

- \$4.2 million in pavement rehabilitation over 5 years
- 60% of cost is funded from special assessments (pavement only)



Project ST2017-21

Street Program Basis



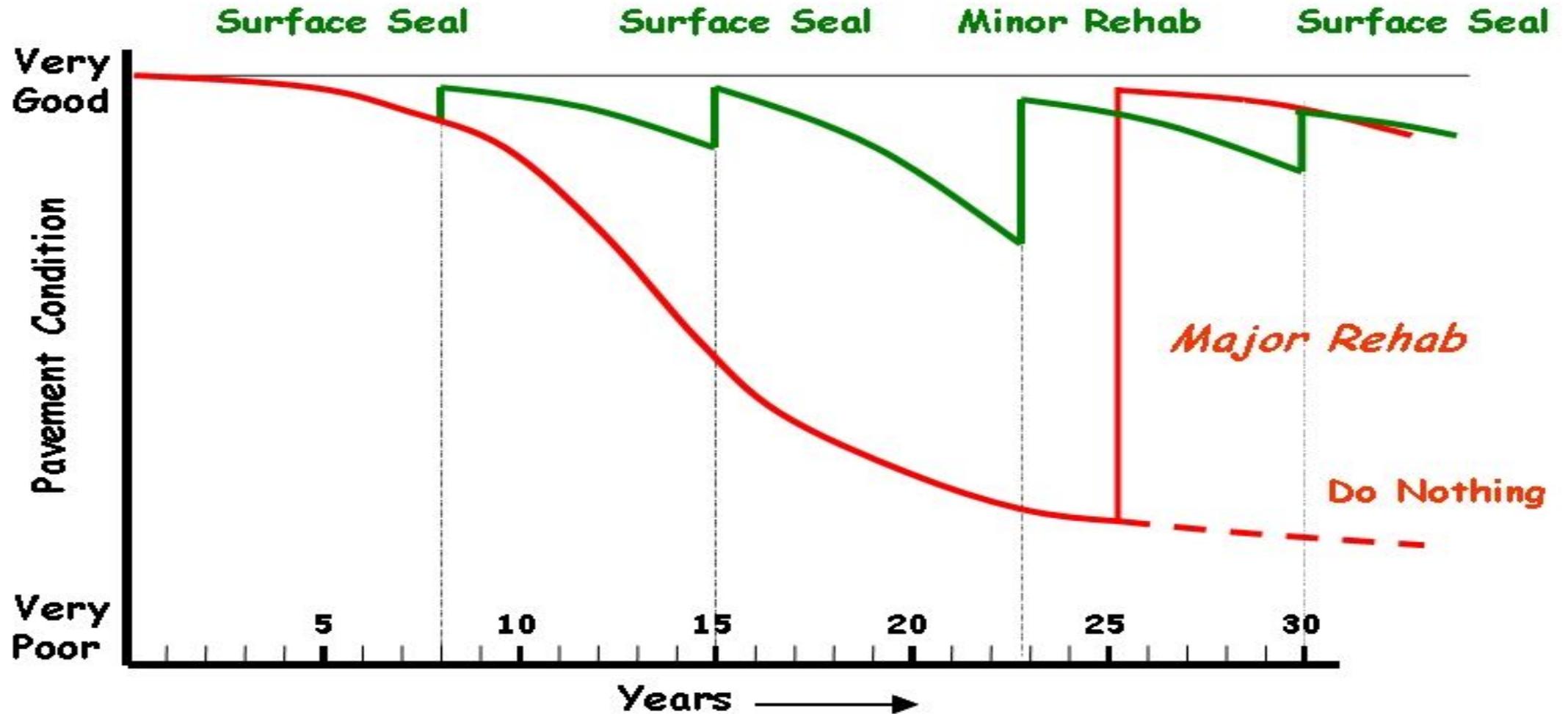
- * Established to combat Increasing cost of maintenance & repair with age
- * Based on Condition rating of streets
- * Pricing advantage with volume
- * West Moore Lake is part of a planned project for 2021 developed under 5-year Street Capital Improvement Program with the remainder of the Lakeview neighborhood, however, we are recommending advancing this street to 2017 to reduce costs to the City and property owners.

Project ST2017-21

Street Program Analysis



"Good Roads Cost Less"



Project ST2017-21

Street Program Analysis



What is considered when selecting project:

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

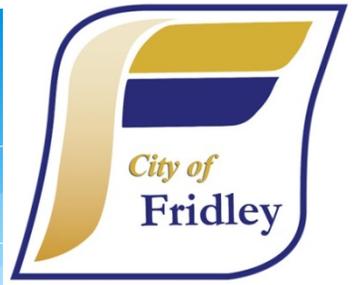
Project ST2017-21

Asphalt Reclamation Example



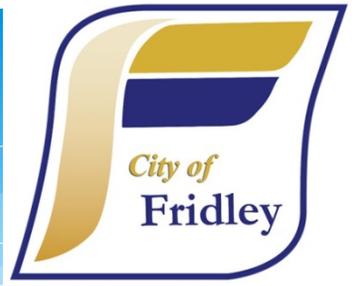
Project ST2017-21

Grading, Spot Curb Replacement



Project ST2017-21

Replacement and Repair of select utilities



Project ST2017-21

Installation of New Asphalt Pavement



Project ST2017-21

Access



- * Streets and driveways will be closed at times – Curb work, driveways, milling, paving
 - * Up to seven days (driveways/curb work)
 - * City may close street for paving
 - Generally for only a few hours and with notice to you
- * Staff will be coordinating access timing with Residents and School officials
- * Damage to new pavement and driveways can occur from vehicle traffic if not protected.

Project ST2017-21

Tentative Schedule



* Feasibility Report	November	2016
* Preliminary Hearing	December	2016
* Advanced Utility work	April	2017
* Open Bids and Award	June/July	2017
* Construction Start	July	2017
* Construction End	September	2017
* Final Hearing	September	2017
* Notice of Assessment	October	2017
* Assessments begin (Payment plan)	January	2018

Project ST2017-21

Notifications



1. Notice of an Open House
2. Project Questionnaire – please return
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

Project ST2017-21

Construction Information



1. **Information letter** (June 2017) with schedule, reminders, contact info, general information, etc.
2. **Project Notices** – road closures, water shutoff, utility repairs & driveway coordination.
 - * We ask that you mark sprinklers and pet fences
 - * We ask that you coordinate your contractors and events
 - * We ask that you water turf
 - * We ask that you let us know if you have concerns

Project ST2017-21

Project Budget (Draft)



- * Budgeted Project Cost = \$884,000
 - * \$ 459,000 Federal Aid Grant
 - * \$ 261,000 City of Fridley – Municipal State Aid
 - * \$ 104,000 assessment to adjacent properties
 - * \$ 60,000 minor utility work

Project ST2017-21

Residential Assessment Policy



- Properties accessing the street being rehabilitated are assessed.
- Corner lots are assessed on one side only.
- Assessment is based by dividing the total of mill and overlay costs serving residential area by the number of residential properties.
- 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.

Project ST2017-21

Residential Assessment - Recent Costs



- 2012-01 \$1,930.94 per unit
- 2013-01 \$2,074.45 per unit
- 2014-01 \$2,135.00 per unit
- 2015-01 \$2,080.00 per unit
- 2016-01 \$2,126.00 per unit
- **2017-21 \$2,150.00 per unit (estimated)**

Note: All residential units receive equal assessment for each project. Upon substantial completion of the project, a proposed assessment is recalculated for each property. Assessment is very dependent on price of oil.

Project ST2017-21

Commercial Property Assessment Recent Costs



* 2008-02 Gardena Dr.	42' wide	\$24.53 / l.f.
* 2009-02 East Moore Lake Dr.	50' wide	\$33.71 / l.f.
* 2010-01 Southeast	36' wide	\$29.33 / l.f.
* 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.
* 2017-21 West Moore Lake	40'-44' wide	\$32.00 / l.f.

- * Note: 2017 numbers are estimated costs per foot. Upon substantial completion of the project, a proposed assessment is recalculated for each property. Assessment is very dependent on price of oil.

Project ST2017-21

Assessment Payment Options



- * Option 1
 - * Lump sum paid within 30 days of the final assessment hearing (after construction likely in September/October).
- * 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.** (Per City Res. No. 14-1995)
 - * 65 or older, income level, etc. to qualify

Project ST2017-21

Rain Gardens





Finally:

- * Thank you for attending!
- * Please take the time to read the handouts and provide a questionnaire response as you would like

Questions And Comments
Are Welcome

Project ST2017-21

Contact Us !



- * 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

StreetProjects@fridleymn.gov

www.fridleymn.gov