

# 2022 STREET REHABILITATION PROJECT ST2022-01

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HEARING ON IMPROVEMENTS

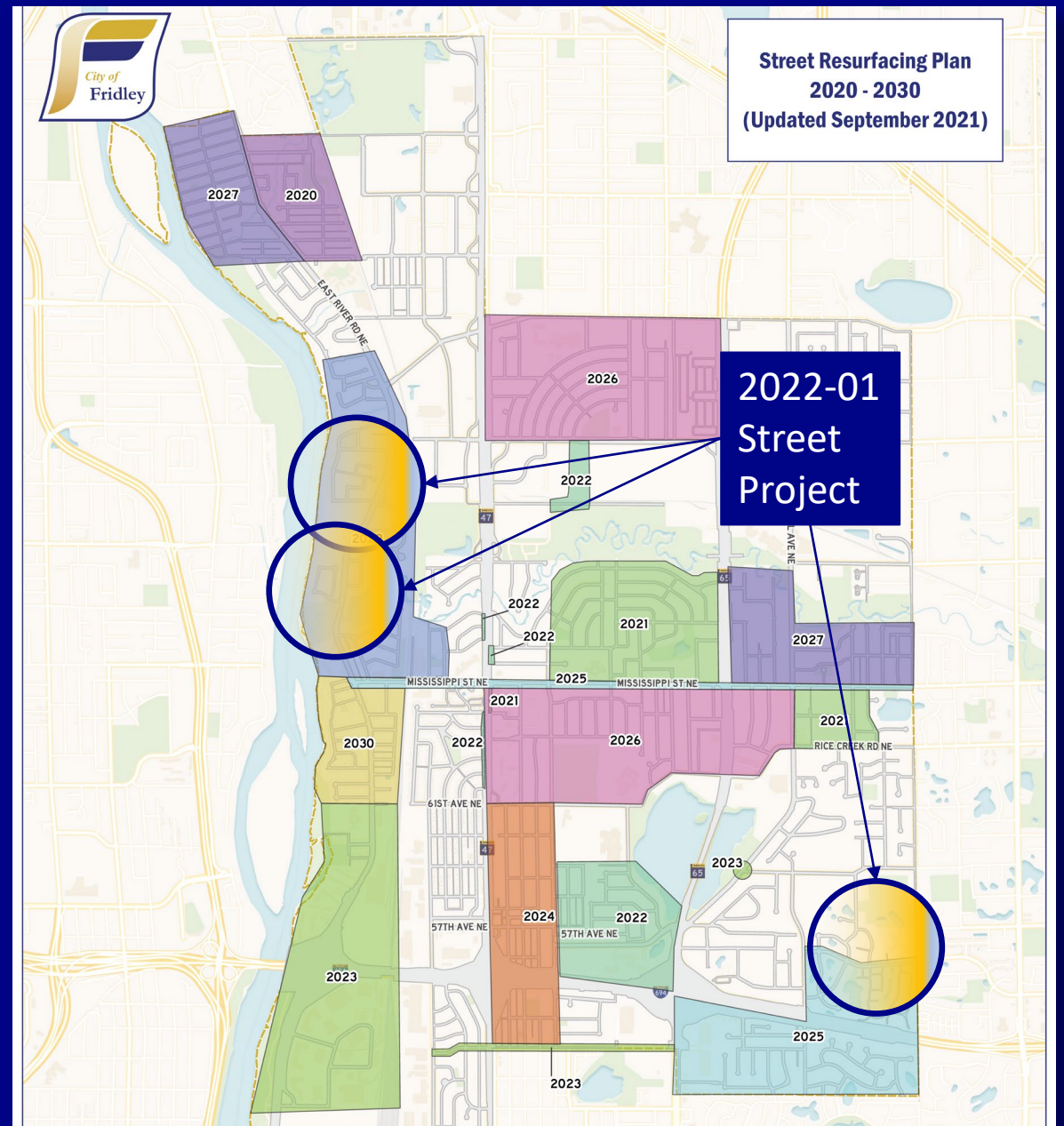
JANUARY 24, 2022



# BACKGROUND

- Each year, the City of Fridley performs major rehabilitation of selected streets in a planned neighborhood according to its pavement management plan.
- The proposed 2022-01 project area includes streets in the neighborhoods of Black Forest, Hartman Circle and Logan Park.
- The project originally included streets in the neighborhoods of Marian Hills and Georgetown Apartments.
- The City Council authorized initiation of this project September 27, 2021.

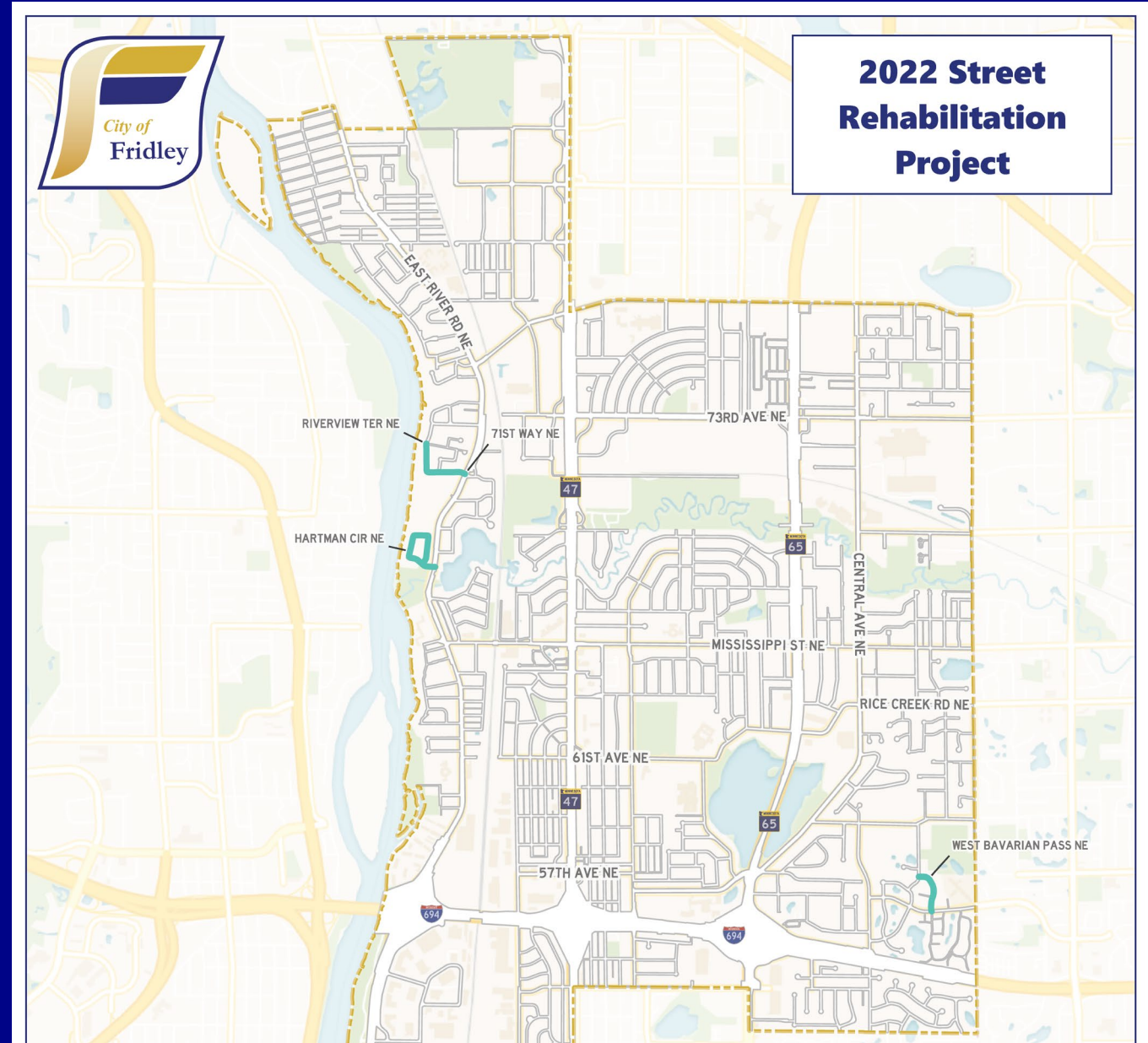
# PROJECT MAP



# CANDIDATE STREETS

## BLACK FOREST/HARTMAN CIRCLE/LOGAN PARK NEIGHBORHOODS

- West Bavarian Pass
- Hartman Circle
- 71<sup>st</sup> Way
- Riverview Terrace



# PROJECT ST2022-01

## WORK ELEMENTS

- Removal of pavement (Reclaim Process)
- Watermain / Hydrant Replacements
- Storm Sewer Utility & Sanitary Sewer Improvements
  - Minor Spot Repairs in Localized Areas (Sanitary)
  - Storm Sewer Include Manhole, Inlet Adjustments and Repairs
    - Drainage at SW cul-de-sac on Hartman Circle
    - CCWD Grant for Water Quality Structure on Riverview Terrace
- Curb Replacement / Re-paving Streets
- Restoration



# TENTATIVE SCHEDULE

<b>ITEM</b>	<b>DATE</b>
<b>Open Bids &amp; Award</b>	<b>March 2022</b>
<b>Private Utility Work (Gas Main &amp; Service Replacement)</b>	<b>May 2022</b>
<b>Construction</b>	<b>June - September 2022</b>
<b>Final Hearing</b>	<b>October 2022</b>
<b>Notice of Assessment</b>	<b>October 2022</b>
<b>Assessments Begin (Payment Plan)</b>	<b>January 2023</b>

# VIRTUAL NEIGHBORHOOD INFORMATION PRESENTATION

- In November 2021, property owners and Council Members were invited to view a virtual presentation in lieu of an open house due to the Covid-19 pandemic introducing the project.
- Preliminary information was presented and emphasized the importance of communicating with staff with questions or concerns before and during construction.
- 197 properties were mailed the notice.
- The presentation has currently been viewed 70 times.

# FEASIBILITY REPORT

- Staff developed a feasibility report that evaluated streets in the area and considered roadway conditions, utility improvements, and provided details on the extent of construction.
- City Council received the report at its January 3, 2022 meeting.
- The feasibility report concluded that the project is cost effective, necessary, and feasible.



# PROJECT BUDGET (DRAFT)

ESTIMATED PROJECT COST = \$624,200

- \$72,240 – City of Fridley (Municipal State Aid)
- \$267,760 – Assessments to Adjacent Properties
- \$225,500 – Water Utility Fund
- \$10,900 – Sanitary Sewer Utility Fund
- \$47,800 – Storm Sewer Utility Fund

# SPECIAL ASSESSMENTS

## TWO ASSESSABLE PARCEL CATEGORIES

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

# LDR PROPERTY ASSESSMENT

## CALCULATION STEPS

- Properties are assessed for street rehabilitation only.
- Properties with driveways on the project streets are assessed. Corner lots are assessed on one side only.
- *Assessment is based on the following:*
  - Dividing the proportional street improvement costs for the assessed area by the number of residential properties.
  - The paving cost for the streets less the intersections and other non-assessable properties (e.g. City parks/State Highway).
- *Multiple Unit Residential Properties*
  - Up to four units pay the lower of the NLDR rate, or the residential rate reduced by 50% for each unit over one.

# LDR PROPERTY ASSESSMENT

## RECENT ASSESSMENT HISTORY

PROJECT	ASSESSMENT (PER UNIT)
2015-01	\$2,080
2016-01	\$2,126
2017-21	\$2,112
2018-01	\$2,550
2019-01	\$2,675
2020-01	\$2,813
2021-02	\$1,850
2022-01	\$680 / \$3,100*

\* Preliminary assessment amount (construction scheduled for 2022)

NOTE: Final assessments are based on actual construction costs and all LDR units receive an equal assessment.

# PAYMENT OPTIONS

## OPTION 1

- Lump sum payment within 30 days of the Final Assessment Hearing (October/November 2022)

## OPTION 2

- Amount assessed to property taxes & paid over 10-year term with an interest rate to be calculated by the Finance Director as 2% over the prime rate (2021-02 constructed in 2021 = 5.25%). Annual tax payment would increase an estimated \$475 in the first year and diminish as time goes by.

## OPTION 3

- Senior citizens, retirees and individuals with a qualifying disability meeting certain criteria may request to have the assessment deferred. Interest accrues until the deferment is terminated.

# CITY COUNCIL REQUEST

## STAFF REQUESTS THAT THE CITY COUNCIL

1. Continue the preliminary assessment hearing and hear all those who desire to address the Council.
2. If so in order, move to adopt attached Resolution No. 2022-09 in tonight's agenda Ordering Final Plans, Specifications and Calling for Bids for the 2022 Street Rehabilitation Project No. ST2022-01. See pages 90-91 of tonight's agenda.

# IF APPROVED

1. Staff will finalize design/plans and work to receive approvals from State Aid.
2. Staff will continue to coordinate with private utility companies with schedules.
3. Staff will update the neighborhood via the project page on the City's website → **fridleymn.gov/projects**
4. **Questions? Contact the Engineering Division at (763) 572-3554**

***THANK YOU!***