

# 2023 STREET REHABILITATION PROJECT ST2023-01

---

HEARING ON IMPROVEMENTS

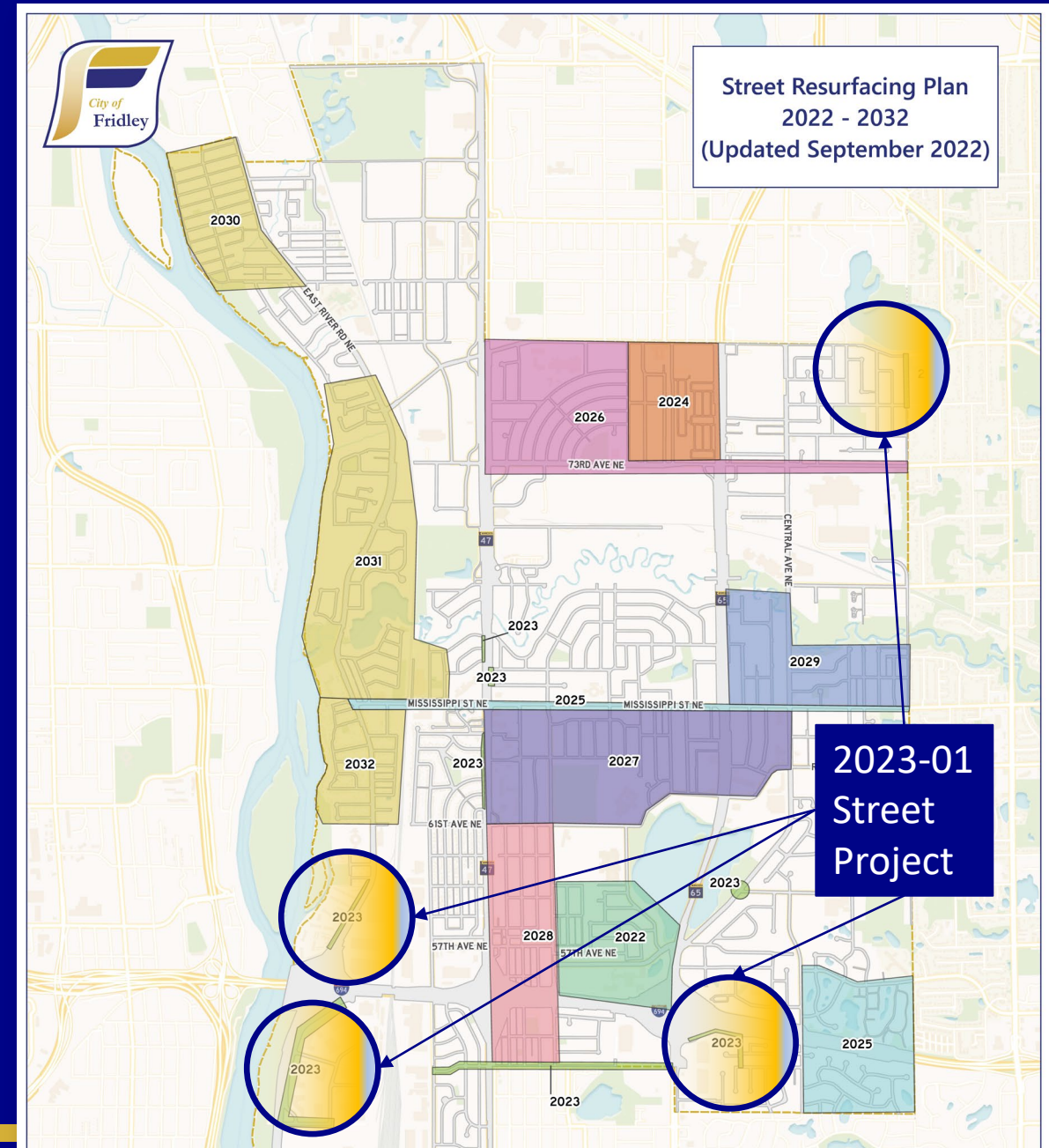
JANUARY 9, 2023



# 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 2023-01 project area includes streets in the neighborhoods of South Industrial, Georgetown Apartments, Marian Hills and Flanery Park.
- The project originally included additional streets in the south industrial area.
- The City Council authorized initiation of this project July 11, 2022.

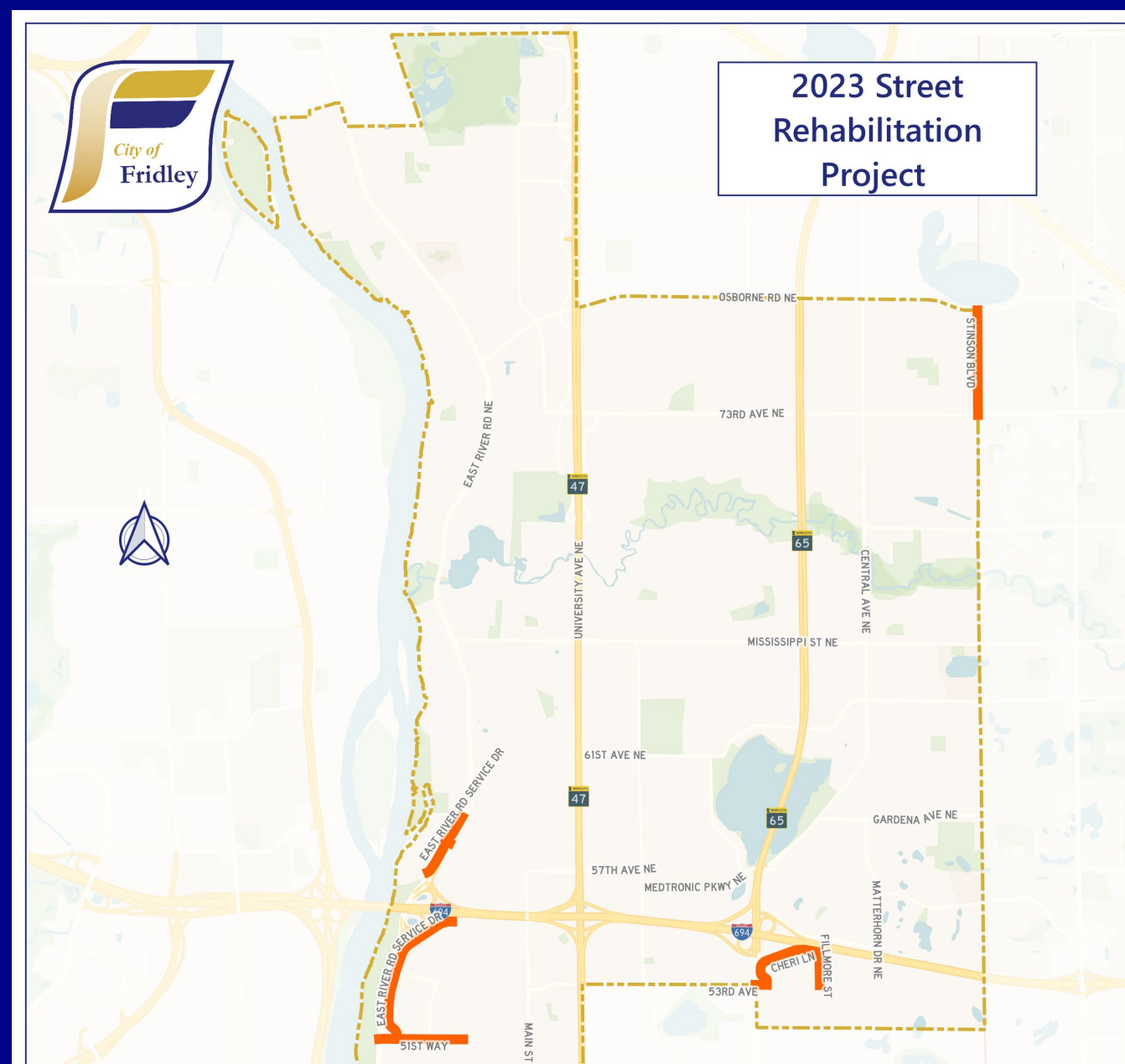
# PROJECT MAP



# CANDIDATE STREETS

## SOUTH INDUSTRIAL/GEORGETOWN APARTMENTS/MARIAN HILLS/ FLANERY PARK NEIGHBORHOODS

- 51<sup>st</sup> Way
- East River Road East Service Drive
- East River Road West Service Drive
- 53<sup>rd</sup> Avenue
- Cheri Lane
- Fillmore Street
- Stinson Boulevard





# PROJECT ST2023-01

## WORK ELEMENTS

- Removal of pavement (Mill or Reclaim Process)
- Watermain / Hydrant Replacements
  - Near Georgetown Apartments & East River Rd East Service Drive
- Storm Sewer Utility & Sanitary Sewer Improvements
  - Include Manhole, Inlet Adjustments and Repairs
- Curb Replacement / Re-paving Streets
- Restoration



# TENTATIVE SCHEDULE

<b>ITEM</b>	<b>DATE</b>
<b>Open Bids &amp; Award</b>	<b>March 2023</b>
<b>Private Utility Work (Gas Main &amp; Service Replacement)</b>	<b>May 2023</b>
<b>Construction</b>	<b>June - September 2023</b>
<b>Final Hearing</b>	<b>October 2023</b>
<b>Notice of Assessment</b>	<b>October 2023</b>
<b>Assessments Begin (Payment Plan)</b>	<b>January 2024</b>

# VIRTUAL NEIGHBORHOOD INFORMATION PRESENTATION

- In August 2022, property owners and Council Members were invited to view a virtual presentation introducing the project.
- Preliminary information was presented and emphasized the importance of communicating with staff with questions or concerns before and during construction.
- 126 properties were mailed the notice.

# NEIGHBORHOOD MEETING – STINSON BOULEVARD/PLEASANT VIEW DRIVE PROPOSED IMPROVEMENTS

- On November 15, 2022, Fridley and Mounds View staff hosted a Neighborhood Meeting for the proposed improvements, as part of the 2023 Street Rehabilitation Project.
- This meeting supplemented the initial virtual presentation and introduced the proposed addition of a bituminous trail on the Mounds View side of the corridor.
- On December 12, 2022, Mounds View City Council approved a Resolution for the Improvements.



# 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 December 19, 2022 meeting.
- The feasibility report concluded that the project is cost effective, necessary, and feasible.

# PROJECT BUDGET (DRAFT)

**ESTIMATED PROJECT COST = \$1,288,200**

- \$235,200 – City of Fridley (Municipal State Aid)
- \$531,980 – Assessments to Adjacent Properties
- \$386,700 – Water Utility Fund
- \$19,690 – Sanitary Sewer Utility Fund
- \$114,630 – 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

<b>PROJECT SITE</b>	<b>ASSESSMENT (PER UNIT)</b>
<b>Marian Hills</b>	<b>\$3,000</b>
<b>Flanery Park</b>	<b>\$3,700</b>

\* Preliminary assessment amount (construction scheduled for 2023)

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

# NLDR PROPERTY ASSESSMENT

## CALCULATION STEPS

- Non-LDR = All other properties, including commercial, industrial, high-density residential, etc.
- Properties are assessed for street rehabilitation only.
- The non-LDR assessment is calculated by dividing total cost by length of property frontage to determine the cost per foot or by using the area method.



# NON-LDR PROPERTY ASSESSMENT

<b>PROJECT SITE</b>	<b>ASSESSMENT (PER LINEAL FOOT)</b>
<b>South Industrial Area (Service Drive South of 53<sup>rd</sup> Way &amp; 51<sup>st</sup> Way)</b>	<b>\$43.60 (32' Wide)</b>
<b>Marian Hills</b>	<b>\$37.36 (32'-62.5' Wide)</b>

<b>PROJECT SITE</b>	<b>ASSESSMENT (PER ACRE)</b>
<b>South Industrial Area (Service Drive North of 53<sup>rd</sup> Way)</b>	<b>\$6,209</b>
<b>Georgetown Apartments/The Estates of Fridley</b>	<b>\$4,973</b>

\* Preliminary assessment amount (construction scheduled for 2023)

NOTE: Final assessments are based on actual construction costs.

# PAYMENT OPTIONS

## OPTION 1

- Lump sum payment within 30 days of the Final Assessment Hearing (October/November 2023)

## 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 (2021-01 constructed in 2022 = 7.5%).

## 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. 2023-04 in tonight's agenda Ordering Final Plans, Specifications and Calling for Bids for the 2023 Street Rehabilitation Project No. ST2023-01. See pages 125-126 of tonight's agenda.

# IF APPROVED

1. Staff will finalize design/plans, coordinate with adjacent government agencies 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!***