



Resolution No. 2023-157

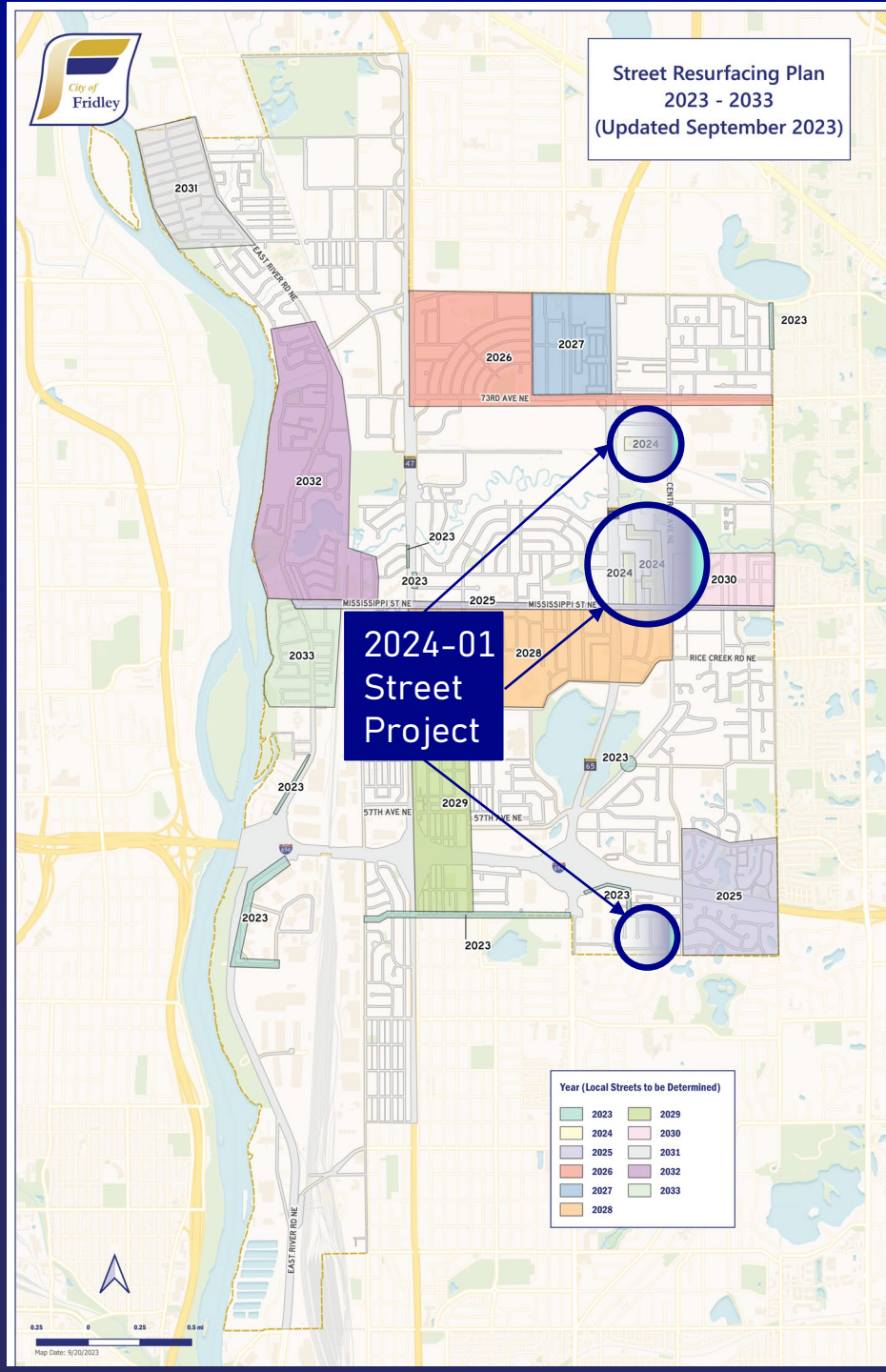
Public Hearing for Improvements for
2024 Street Rehabilitation Project No.
ST2024-01 and Ordering Final Plans,
Specifications and Calling for Bids



Background

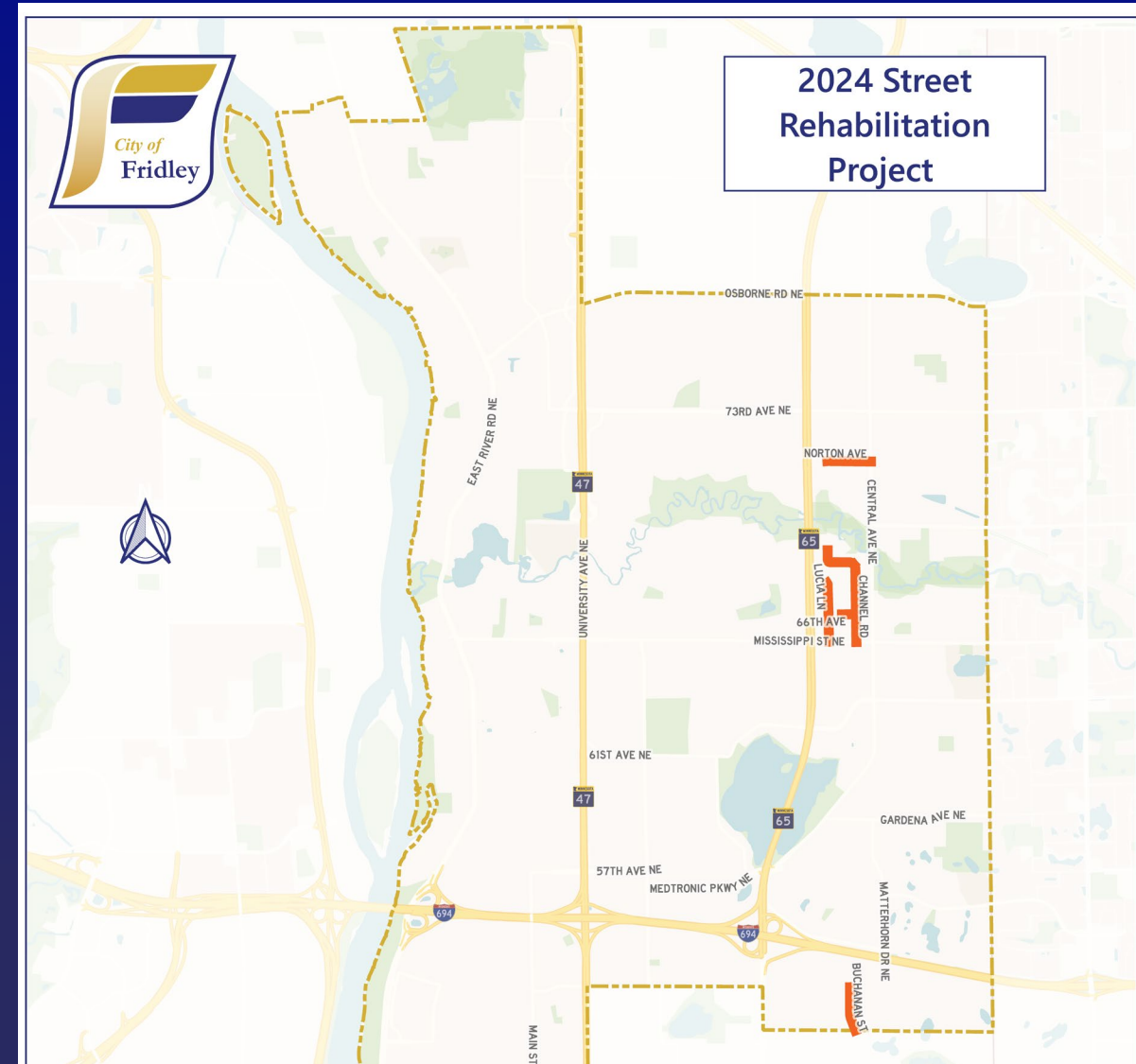
- Each year, the City of Fridley performs major rehabilitation of selected streets in a planned neighborhood according to its pavement management plan.
- The proposed 2024-01 project area includes segments of the following streets: Lucia Lane, Channel Road, 66th Avenue, Norton Avenue and Buchanan Street.
- The City Council authorized initiation of the project on July 10, 2023.

Project Map



Candidate Streets

- Lucia Lane
 - Mississippi Street (CSAH 6) to 68th Place
- Channel Road
 - Mississippi Street (CSAH 6) to North Terminus
- 66th Avenue
 - Pierce Street to Channel Road
- Norton Avenue
 - Central Avenue (CSAH 35) to West Terminus
- Buchanan Street
 - 53rd Avenue to City Limits



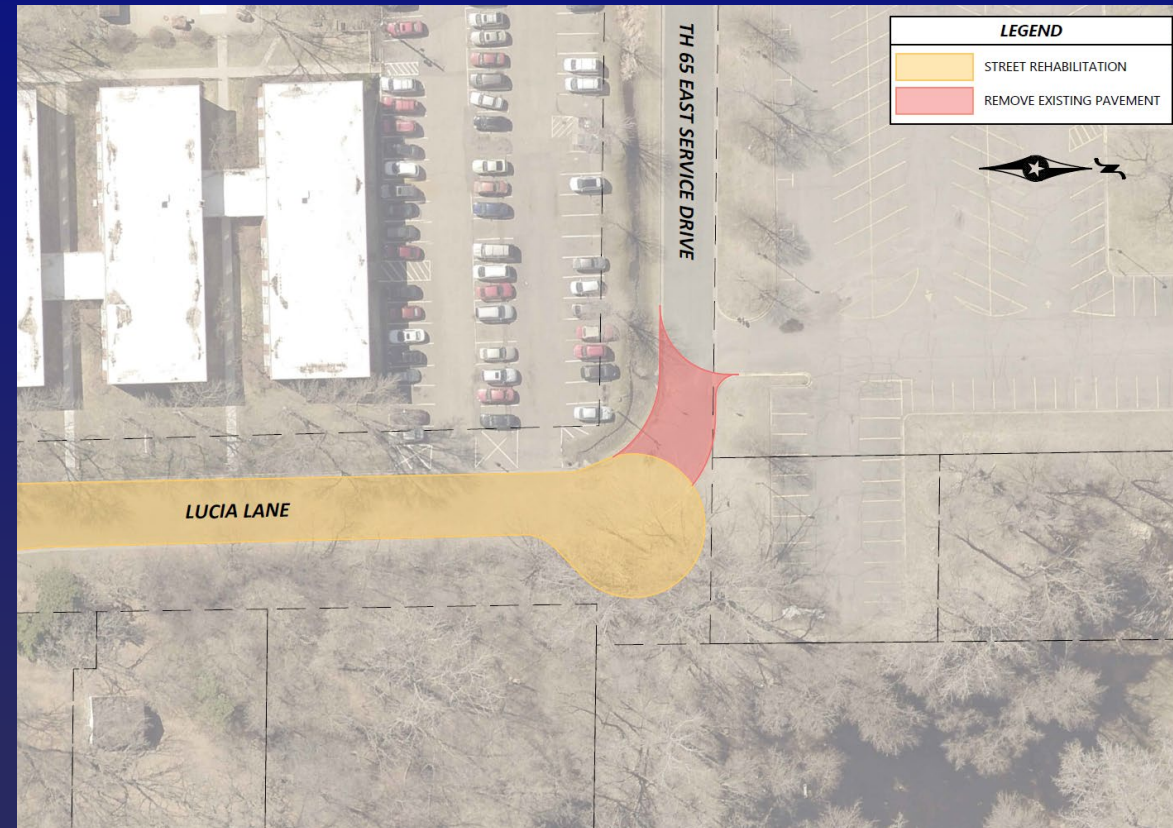
Project Elements

- Existing Pavement Removal (Mill or Full-Depth Reclamation)
- Watermain / Hydrant Replacements
 - Replacement of existing water main along segments of Channel Road, replacement of fire hydrants & appurtenances project-wide
- Storm Sewer Utility & Sanitary Sewer Improvements
 - Replacement of damaged/heaved concrete curb & gutter, adjustment/replacement of existing surface appurtenances and miscellaneous water quality improvements
- Bituminous Paving
- Boulevard Restoration



Traffic Modifications (Lucia Lane)

- Since 2018, staff have responded to traffic volume/speed concerns along Lucia Lane
 - Previously implemented traffic control measures have included temporary speed bumps and one-way conversion at 68th Place
- Proposed termination of Lucia Lane and cul-de-sac construction at 68th Place
- Following construction, staff will conduct a traffic study to identify criteria for the implementation of additional traffic control measures, if necessary



Tentative Schedule

ITEM	DATE
Open Bids & Award	February/March 2024
Private Utility Work (Gas Main & Service Replacement)	May 2024
Construction	May - September 2024
Final Hearing	October 2024
Notice of Assessment	October 2024
Assessments Begin (Payment Plan)	January 2025

Preliminary Project Outreach

- Due to varying project scope among areas, preliminary public outreach was conducted using a combination of in-person informational meeting and virtual presentation.
- Invitations for informational meeting & virtual presentation mailed to property owners in September 2023.
 - Included project questionnaire to encourage feedback & proactively coordinate with residents
- Preliminary feedback from project residents will be compiled and any comments and concerns will be addressed in the final design as is feasible.

City of Fridley 2024 Street Rehabilitation Project Questionnaire

This questionnaire is for informational purposes only.

This questionnaire can be returned by mail or delivered to Fridley City Hall:

Fridley Engineering Department • 7071 University Avenue NE • Fridley, MN 55432

Or email a photo/scan to: Web-StreetProjects@fridleymn.gov

A. Are you interested in having a complimentary inspection of your sanitary sewer service? The inspection takes 30-60 minutes, and would be scheduled on a weekday between 7:00 AM and 2:00 PM. A camera is inserted into the line in your home and pushed out to the main. Please ensure the sewer service cleanout in your home is accessible and can be opened prior to your appointment.

Yes No

B. Are you considering water/sewer service repair, driveway replacement, or any other privately contracted work during the upcoming construction season?

Yes No Describe: _____

C. Do you have an irrigation system located near the curb?

Yes No

Do you have a pet fence located near the curb?

Yes No

Do you have other items (such as landscaping) in the boulevard that may conflict with street construction?

D. Do you know of an existing drainage or utility problem in the proposed project area?

Do you have any special access needs, have a home business, or have other comments? If so, please include those below, or email our project staff.

E. Do you feel that a supplemental in-person informational meeting with City Engineering staff would be beneficial to discuss the project?

Yes No

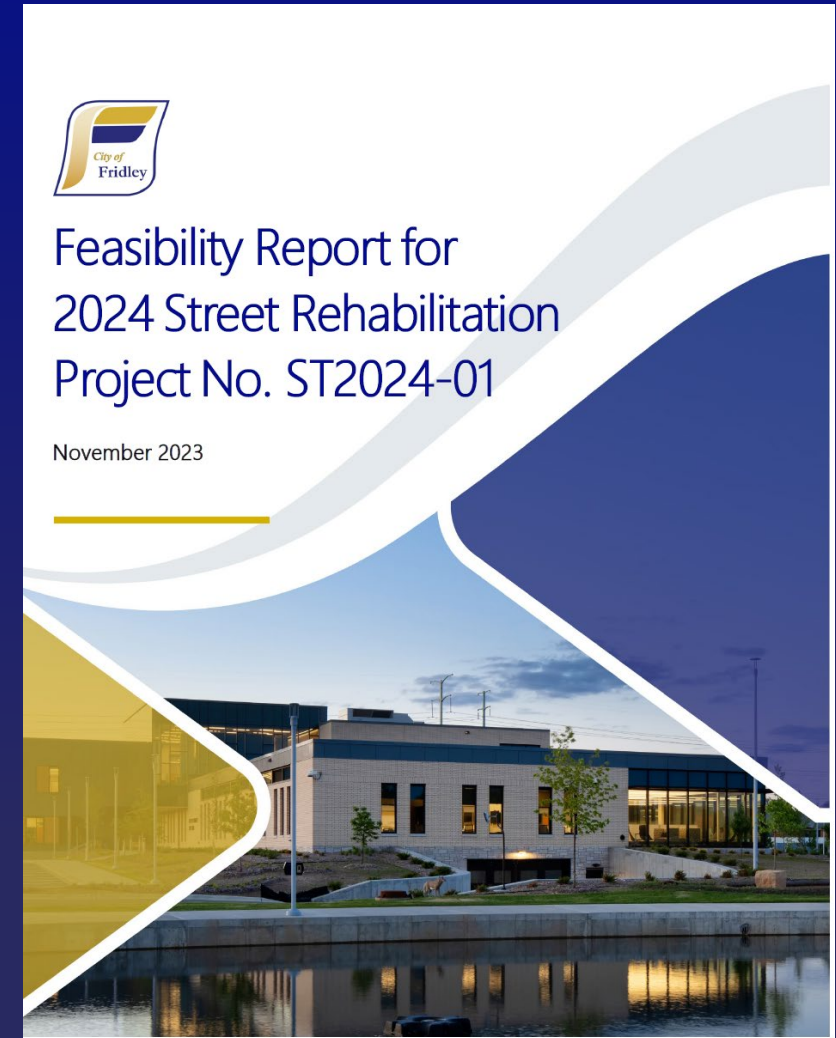
F. Please provide your name and contact information.

Name Address Telephone Number Email Address



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 November 27, 2023 meeting.
- The feasibility report concluded that the project is cost effective, necessary, and feasible.



Project Budget (Draft)

- Estimated Project Cost = \$1,459,400
- \$202,950 – City of Fridley (Municipal State Aid)
- \$445,050 – Assessments to Adjacent Properties
- \$595,800 – Water Utility Fund
- \$19,600 – Sanitary Sewer Utility Fund
- \$196,000 – Storm Sewer Utility Fund

Special Assessments

- Preliminary special assessments to benefitting adjacent properties calculated in accordance with the City's Roadway Major Maintenance Financing Policy (updated 2023).
- Two Assessable Parcel Categories
 - Low-Density Residential (LDR)
 - Non Low-Density Residential (NLDR)
 - *Commercial, industrial, manufacturing, tax-exempt, institutional and medium & high-density residential properties*

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

PROJECT SITE	ASSESSMENT (PER UNIT)
Lucia Lane, Channel Road, 66th Avenue	\$3,650
Norton Avenue	\$3,000
Buchanan Street	\$1,350

NOTES

1. Assessment amounts expressed are preliminary estimates. Final assessments are based on actual construction costs and all LDR units within a project area shall receive an equal assessment.
2. Differences in preliminary special assessment rates due to varying proposed improvements and property types among project areas.

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

PROJECT SITE	ASSESSMENT (PER LINEAL FOOT)
Channel Road	\$46.80 (34' Wide)

NOTES

1. Assessment amounts expressed are preliminary estimates. Final assessments are based on actual construction costs.

Payment Options

OPTION 1 – ONE-TIME LUMP SUM PAYMENT

- Full/partial lump sum payment within 30 days of the Final Assessment Hearing (October/November 2024) – min. \$100 amount

OPTION 2 – FINANCED PAYMENT

- Balance assessed to property taxes & paid over 10-year term with an interest rate to be determined by the Finance Director
 - ST2023-01 (constructed in 2023) = 4.6%.

OPTION 3 – PAYMENT DEFERRAL

- 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. 2023-157 in tonight's agenda Ordering Final Plans, Specifications and Calling for Bids for the 2024 Street Rehabilitation Project No. ST2024-01. See pages 72-73 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!