



# Resolution No. 2024-177

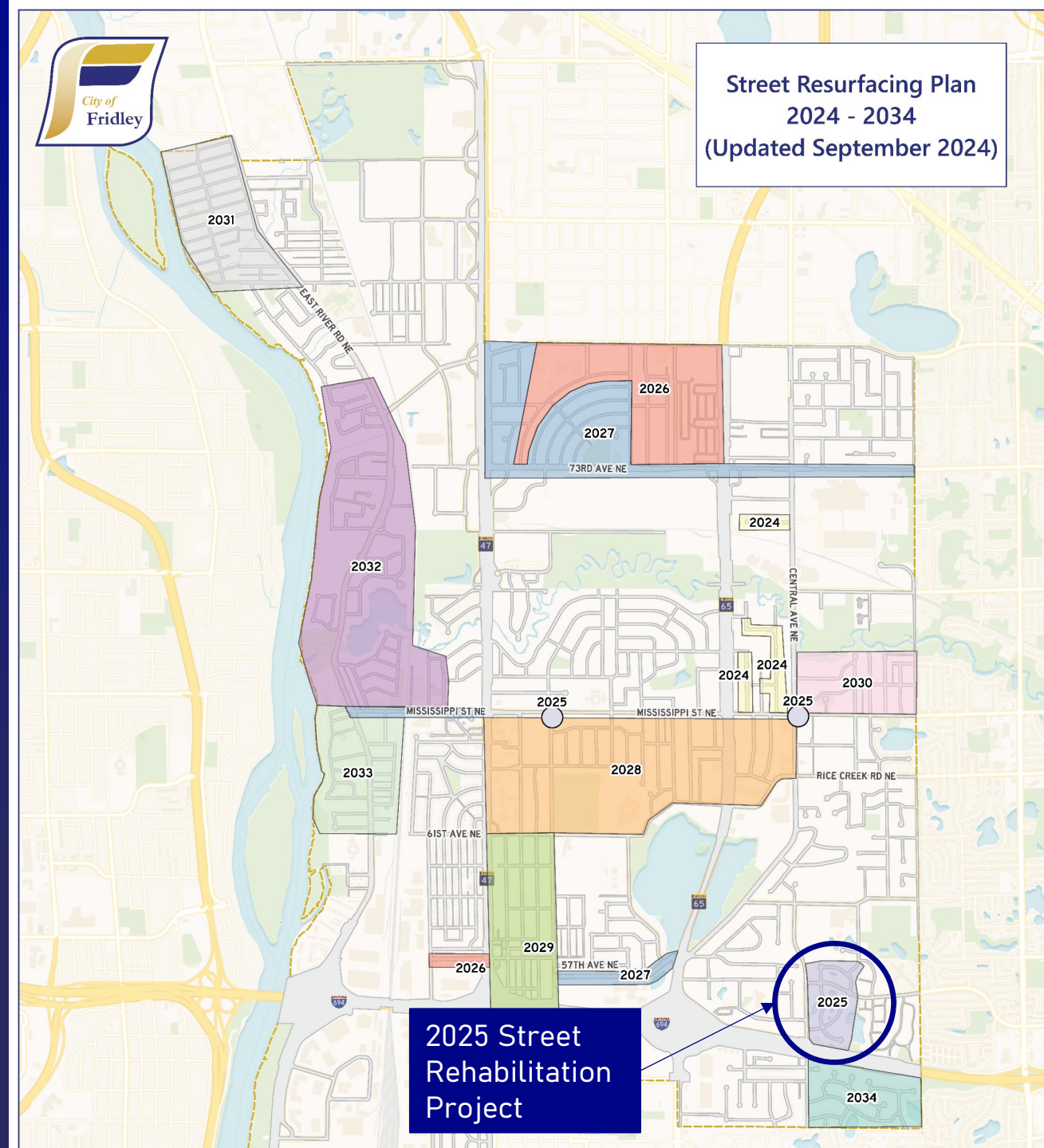
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Public Hearing on Improvements and  
Ordering Final Plans, Specifications and  
Calling for Bids for 2025 Street  
Rehabilitation Project No. ST2025-01



# Background

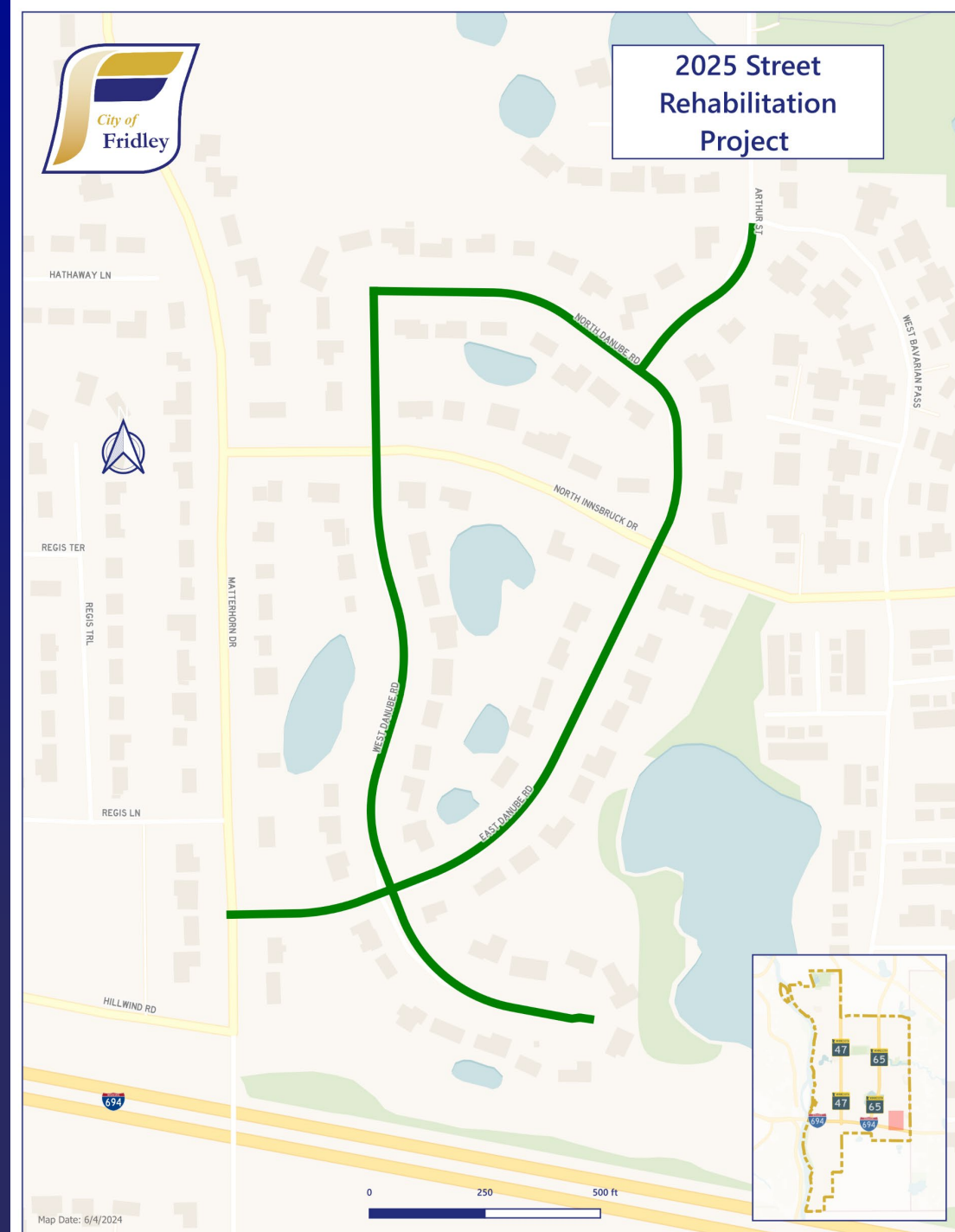
- Each year, the City of Fridley performs major rehabilitation of selected streets in a planned neighborhood according to its Pavement Management Plan.
- The proposed 2025-01 project area includes street segments within the North Innsbruck Neighborhood (Council Ward 2).
- On November 12, 2024, the City Council received the Feasibility Report for the project and set the date for a Public Hearing on Improvements for December 9, 2024.
  - Resolution No. 2024-163



# Project Map

## North Innsbruck Neighborhood

- Arthur Street
  - North Danube Road to West Bavarian Pass
- East Danube Road
  - Matterhorn Drive to North Innsbruck Drive
- North Danube Road
  - West Danube Road to North Innsbruck Drive
- West Danube Road
  - South Terminus to North Danube Road



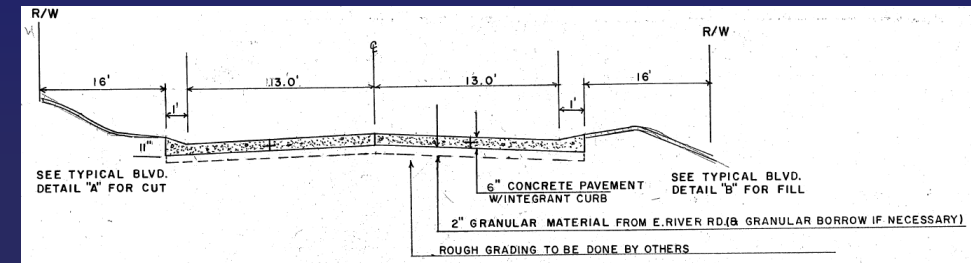


# Project Need Information

- Streets & underground utilities initially constructed between 1972 and 1973
  - Routine maintenance including miscellaneous crack & joint repair as well as concrete pavement repair project in 1994
- Jointed plain concrete pavement (JPCP) construction in contrast to the majority of the City of Fridley's bituminous asphalt streets
- On June 10, 2024, the City Council authorized initiation of this project & development of feasibility report
  - Resolution 2024-79



*West Danube Road (Existing)*



*Existing Concrete Pavement Section*

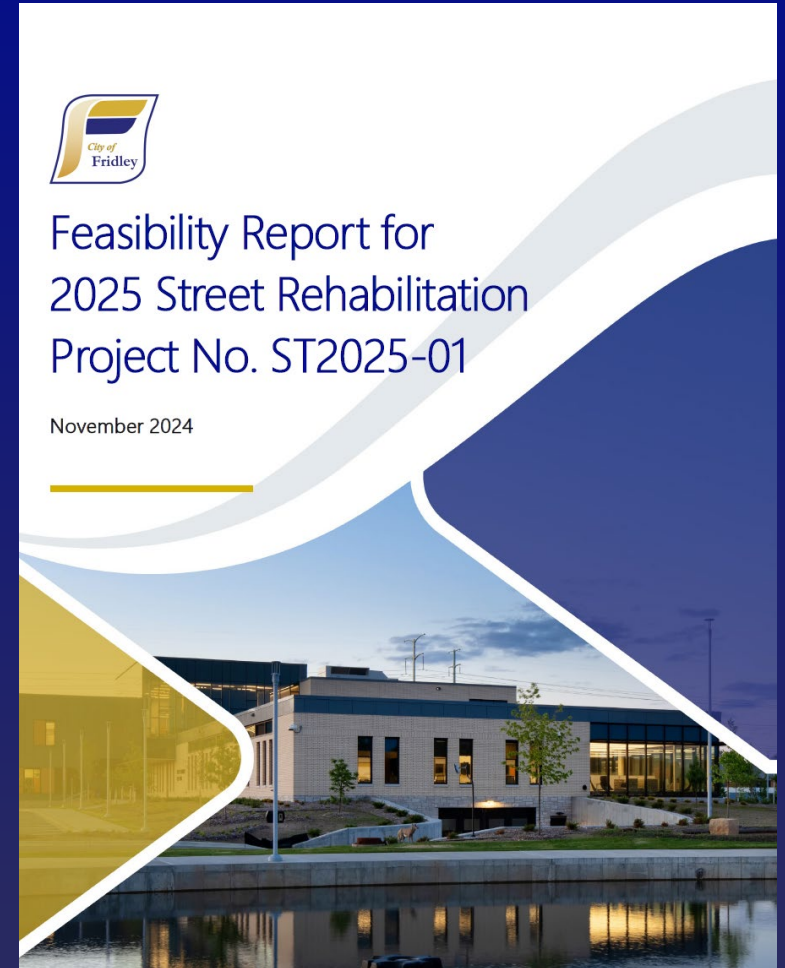
# Preliminary Project Outreach

- Staff hosted a preliminary open house on June 25, 2024
  - Presented information included project location, proposed improvements, construction overview, and special assessments
- Invitations for open house mailed to adjacent property owners & residents in June 2024
  - Included project questionnaire to encourage feedback & proactively coordinate with impacted residents
- Preliminary feedback from project residents will be compiled and any comments & concerns will be addressed in the final design as is feasible



# Feasibility Report

- Staff developed a feasibility report that evaluated streets in the project area and considered roadway conditions, utility improvements, and provided details on the extent of construction.
- Received by City Council on November 12, 2024
  - The feasibility report concluded that the project as detailed is cost-effective, necessary, and feasible.
- Estimated Cost: \$1,332,000





# Project Elements

- Concrete Pavement Rehabilitation
- Water Distribution Improvements
  - Replacement of (8) existing fire hydrant assemblies in project area
- Sanitary Sewer/Storm Sewer Improvements
  - Rehabilitation & replacement of select storm sewer pipe & structures
  - Adjustment/replacement of existing surface castings
  - Resolve localized drainage issues (as feasible)
- Boulevard Restoration



# Concrete Pavement Rehabilitation

- Existing pavement structure evaluated by staff in conjunction with MnDOT Concrete Engineering Division
  - Pavement core data and visual inspection indicate existing concrete pavement is good condition and capable of spot rehabilitation
- Concrete pavement rehabilitation (CPR) utilizes partial and full-depth methods to remove & replace failing concrete pavement
- Rehabilitated pavement system anticipated to meet or exceed 25-year service life of rehabilitated bituminous pavement
  - Rehabilitated concrete (full-depth) anticipated to have 40-year service life



*Concrete Pavement Rehabilitation*



# Concrete Pavement Rehabilitation



*Type B3 Crack Repair*

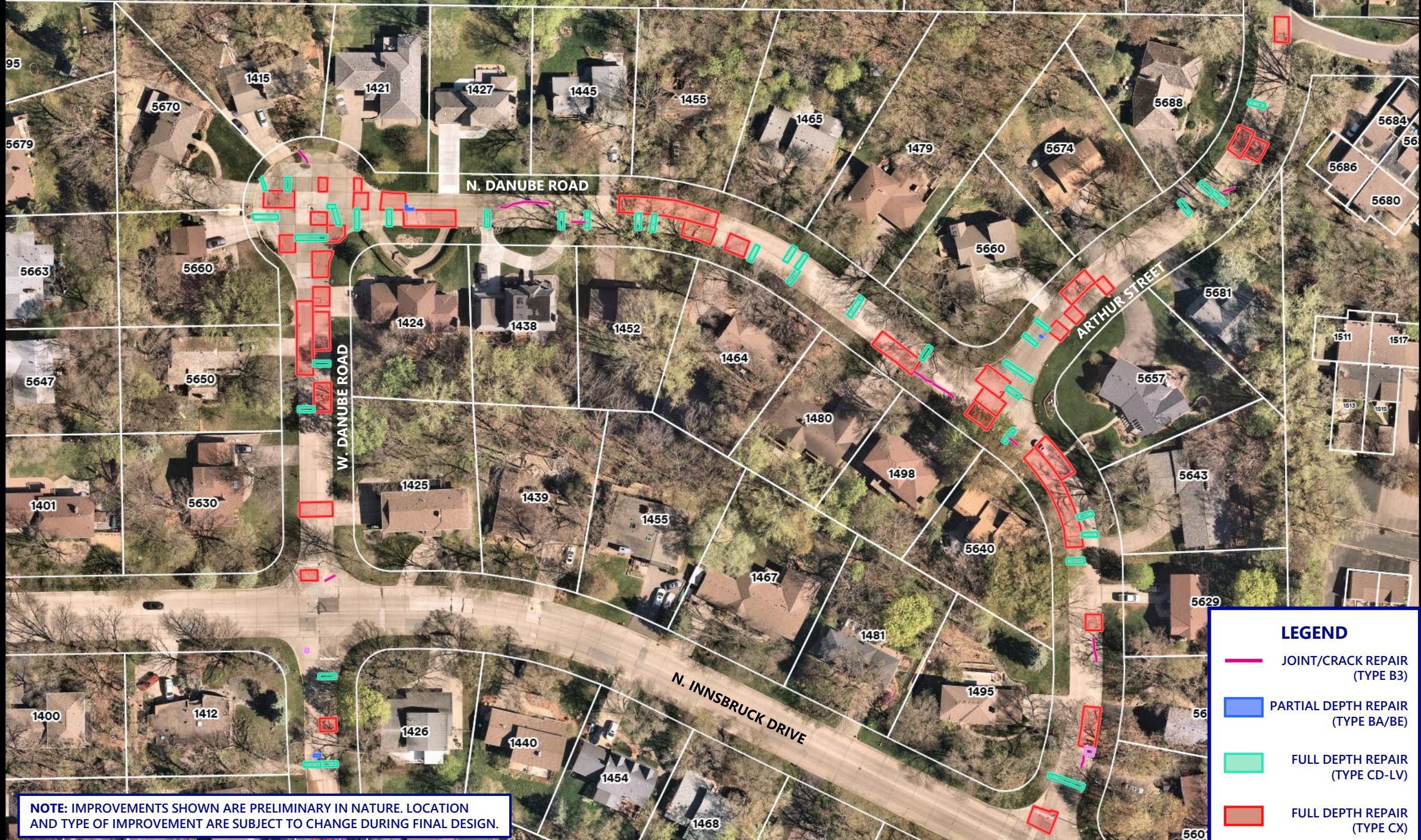


*Type CD-LV Full-Depth Repair*







*Type CX Full-Depth Repair*



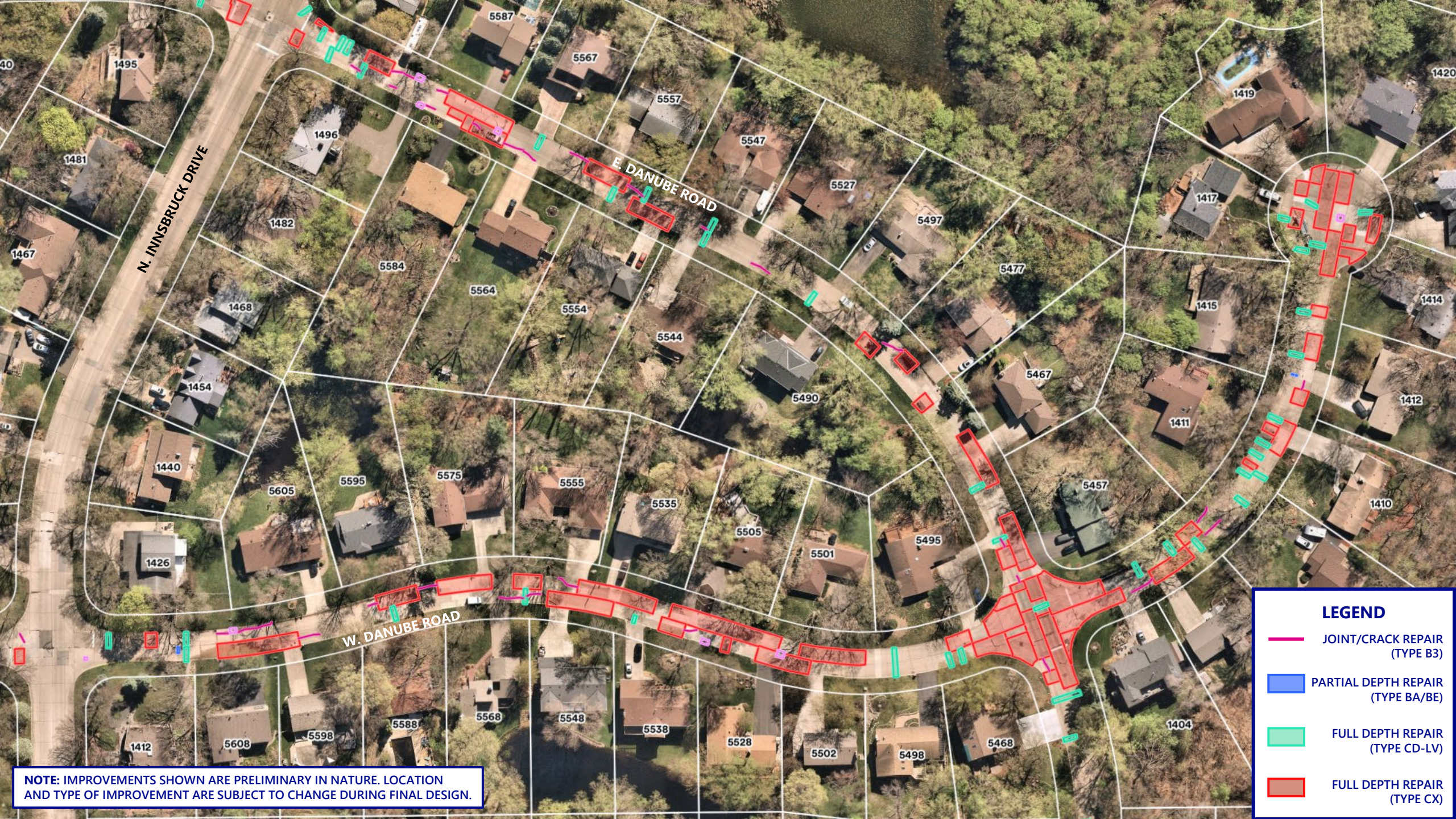


**NOTE: IMPROVEMENTS SHOWN ARE PRELIMINARY IN NATURE. LOCATION AND TYPE OF IMPROVEMENT ARE SUBJECT TO CHANGE DURING FINAL DESIGN.**

**LEGEND**





-  JOINT/CRACK REPAIR (TYPE B3)
-  PARTIAL DEPTH REPAIR (TYPE BA/BE)
-  FULL DEPTH REPAIR (TYPE CD-LV)
-  FULL DEPTH REPAIR (TYPE CX)





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-  FULL DEPTH REPAIR (TYPE CX)



# Construction Phasing

- The City and contractor will work together to provide access considerations for all project residents for the duration of construction
- Generally, residents will have vehicle access to their driveway, with the exception of during critical construction activities
  - In this case, impacted project residents shall receive written notice at least 24 hours in advance with alternate accommodations
- Construction activity will be completed in phases, limited to one half of the roadway and a predetermined length in an effort to limit disruption





# Traffic Calming (East Danube Road)

- During preliminary public outreach, staff received comments regarding excessive traffic volume & speed along East Danube Road.
- Staff to host an additional traffic calming meeting with impacted properties to discuss existing traffic conditions, potential improvements, costs, and improvement initiation by petition.
  - Wednesday, December 18, 2024; 5:30 p.m. – 6:30 p.m.
- Feasibility report will be amended to include any traffic calming implementation with the project if feasible and approved by Council.



*Concrete Speed Hump*

# Diamond Surface Grinding

- Staff also investigated the addition of diamond surface grinding to the pavement rehabilitation scope
- Grinds top ¼" of pavement surface to create uniform, grooved texture (\$163,000 Estimated Cost)
  - Completed following other rehabilitation methods
- Improves ride quality and pavement friction for road users, removes minor discontinuities susceptible to damage from plowing operations
- Staff recommend that diamond surface grinding be excluded from the base project scope, but be included as an alternate for future consideration if bid pricing returns favorable





# Project Budget

<b>DESCRIPTION</b>	<b>EST. CONSTRUCTION AMOUNT</b>	<b>FY2025 BUDGETED AMOUNT</b>
<b>City of Fridley (Municipal State Aid)</b>	<b>\$734,000</b>	<b>\$520,000</b>
<b>Special Assessments to Benefitting Properties</b>	<b>\$315,000</b>	<b>\$600,000</b>
<b>Water Utility Fund</b>	<b>\$119,000</b>	<b>\$900,000</b>
<b>Sanitary Sewer Utility Fund</b>	<b>\$46,000</b>	<b>\$35,000</b>
<b>Storm Sewer Utility Fund</b>	<b>\$118,000</b>	<b>\$220,000</b>
<b>Grand Total</b>	<b>\$1,332,000</b>	<b>\$2,275,000</b>

## NOTES

1. Additional State Aid funds available for reimbursement of construction costs funded by special assessments.



# 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) – Seventy-five (75) benefitting parcels
  - Non Low-Density Residential (NLDR) – Not present in project area
    - Commercial, industrial, manufacturing, tax-exempt, institutional and medium & high-density residential properties



# LDR Property Assessment

## Calculation Steps

- Properties are assessed for street rehabilitation costs 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.
  - Assessable street improvement costs exclude costs for 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.

# Special Assessment

- Initial street construction assessed to benefitting parcels at a rate of \$2,821.81 per parcel in 1973 (approximately \$21,000 present)
  - Bituminous asphalt pavement construction assessed at rates of approximately \$300 per parcel (\$2,200 present) during this time
- Under full application of policy, preliminary special assessment estimate of \$11,500 per parcel
- Columbia Heights completed a similar concrete pavement rehabilitation project in 2013
  - Benefitting properties assessed at a rate of \$2,817 (\$3,800 present)
- City Council has final authority on special assessment amounts and can consider unique project circumstances in their determination

**Table 2.** Assessment Rate vs. Assessable Costs

% Assessable Costs	Assessment (per parcel)
<b>Concrete Pavement Rehabilitation</b>	
<b>100%</b>	<b>\$11,500</b>
<b>35%</b>	<b>\$4,200</b>
<b>Bituminous Asphalt Rehabilitation<sup>1</sup></b>	
<b>100%</b>	<b>\$5,300</b>

(1) Comparable bituminous asphalt rehabilitation for identical roadway geometrics and property types

# LDR Property Assessment

<b>PROJECT SITE</b>	<b>ASSESSMENT (PER UNIT)</b>
Arthur Street, East Danube Road, North Danube Road, West Danube Road	\$4,200

## 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.



# Payment Options

## **OPTION 1 – ONE-TIME LUMP SUM PAYMENT**

- Full/partial lump sum payment within 30 days of the Final Assessment Hearing (October/November 2025) – 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
  - ST2024-01 (constructed in 2024) = 4.90%.

## **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.

# Tentative Schedule

<b>ITEM</b>	<b>DATE</b>
<b>Open Bids &amp; Award</b>	<b>February 2025</b>
<b>Private Utility Work (Gas, Electric, Communications, etc.)</b>	<b>May 2025</b>
<b>Construction</b>	<b>May - September 2025</b>
<b>Final Hearing</b>	<b>October 2025</b>
<b>Notice of Assessment</b>	<b>October 2025</b>
<b>Assessments Begin (Payment Plan)</b>	<b>January 2026</b>

# Recommendation

- Staff recommends a **motion to**
  1. **Conduct the Public Hearing on Improvements and hear all those who desire to address Council.**
  2. **Approve Resolution No. 2024-177 found on pages 437-438 of the agenda, Ordering Final Plans, Specifications and Calling for Bids for 2025 Street Rehabilitation Project No. ST2025-01.**



# If Approved

1. Staff will finalize design/plans and work to receive State Aid approvals.
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/Utilities-Services/Public-Works-Projects](http://fridleymn.gov/Utilities-Services/Public-Works-Projects)

**Questions? Contact the Engineering Division at (763) 572-3554**

Thank you!