

City of Fridley Engineering Division



2019 STREET REHABILITATION
PROJECT NO. ST2019-01
Open House

January 22, 2019

PROJECT ST2019-01

Open House

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

PROJECT ST2019-01

City Staff Introductions

- **Jon Lennander**
 - Assistant City Engineer
- **Brandon Brodhag**
 - Project Engineer
- **Council Representatives**

PROJECT ST2019-01

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 late summer 2019**
- **Certain properties will be subject to special assessment**
- **Hearing on improvement is anticipated in March with mailed notice to owner**

PROJECT ST2019-01 (Tentative) SCHEDULE

Neighborhood Informational Meeting	January 22, 2019
Feasibility Study and set Improvement Hearing date	February 11, 2019
Preliminary Assessment Hearing *	March 11, 2019
Award Contract	May, 2019
Start Construction	August, 2019
Project Completion	October, 2019
Final Assessment Hearing **	October, 2019

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**

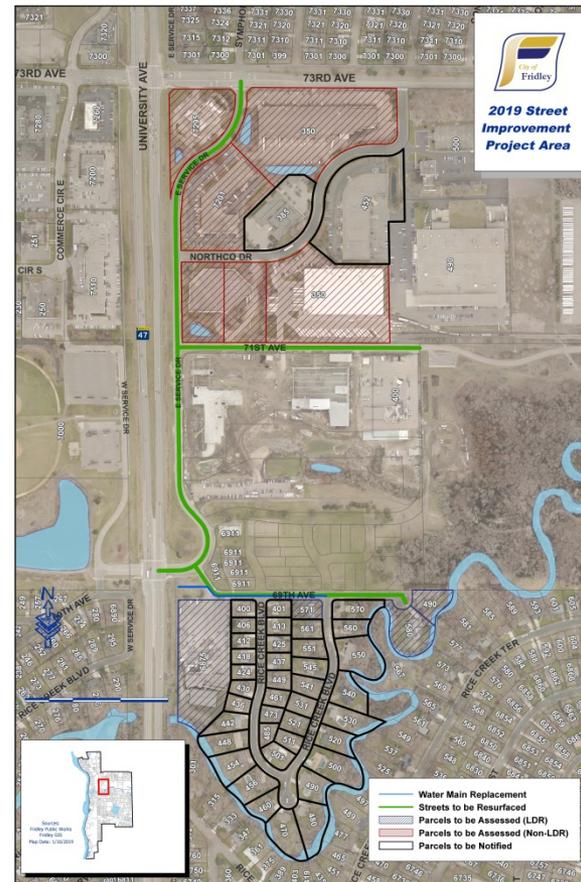
Street Improvements

- 1.99 miles of streets in project corridor
- Remove and replace bituminous pavement
- Replace broken or settled curb



Utilities

- Water main is Cast Iron pipe, will be replaced for part of 69th Ave
- 1 hydrant will be replaced based on age and lack of parts availability
- Sanitary Sewer - City mains in good condition
- Gas – to be determined



Construction Information

- Access to property
 - Access to driveways during construction, except when major construction activity is happening adjacent to their property.
- On street parking
 - The City asks that no one park on the street while construction is underway.
- Water
 - City water mains will need to be shut down when replacing hydrants/watermain. This is only temporary and water will be restored the same day. A 24-hour notice will be given to residents prior to the water being shut off.
- Project Notifications
 - Residents will receive notifications for major impacts of the project. Including, road closures, water shut off, utility repairs & driveway coordination.

Notifications

1. Notice of Open House
2. **Project Questionnaire** – please return
3. **Notice of a Public Hearing** (Will include estimated special assessment based on policy) March 2019
4. **Notice of a Public Hearing** for special assessments
Fall 2019
5. **Notice of Assessment**

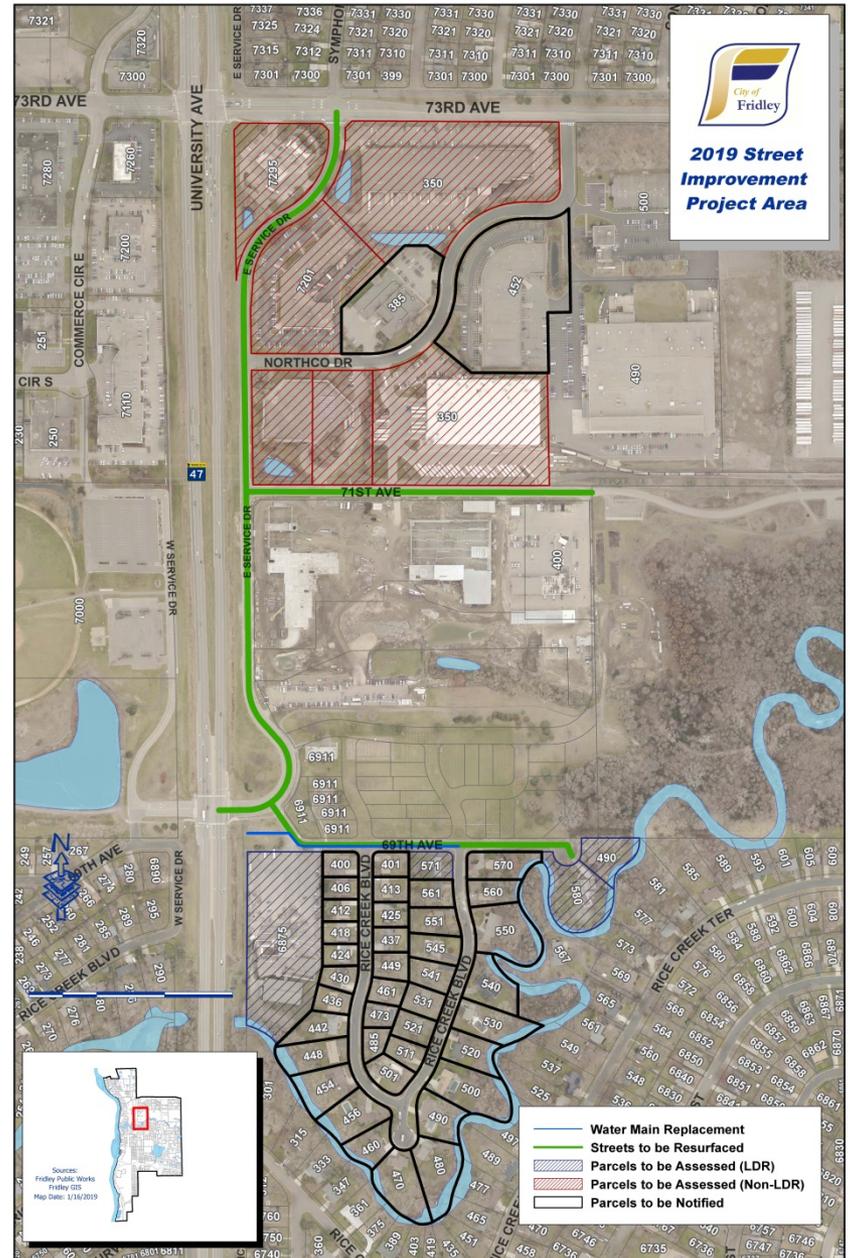
Project ST2019-01

Proposed Special Assessments

Two different Assessable Parcel Types:

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

Properties to be Assessed ~ 10 lots



LDR Property Assessment Recent Costs

Project	Assessment
2013-01	\$2,074 per unit
2014-01	\$2,135 per unit
2015-01	\$2,080 per unit
2016-01	\$2,126 per unit
2017-01	\$1,867 per unit*
2017-21	\$2,068 per unit^

* Mainly Mill & Overlay

^ Estimated

Notes:

All LDR units receive **equal assessment**

Assessments are dependent on cost of construction

Past Non LDR Assessment Costs

Project	Street Width	Assessment
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.
2017-01 North Park / Parkview*	30-40' wide	\$33.00 / L.F.
2017-21 Lakeview^	40-44' wide	\$34.00 / L.F.

* Mainly Mill & Overlay

^ Estimated

Note: Assessments are dependent on cost of construction

Payment Options

Option 1

Lump sum paid within 30 days of the final assessment hearing (October/November 2019)

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

Senior citizens meeting certain criteria, may request to have the assessment deferred until the future sale of the property. **Interest accrues until property is sold.**

65 or older, income level, etc. to qualify



WHAT TO EXPECT CONSTRUCTION PHOTOS



Asphalt Reclaiming



Spot Curb Removal & Installation



Hydrant Installation



Grading Aggregate Base

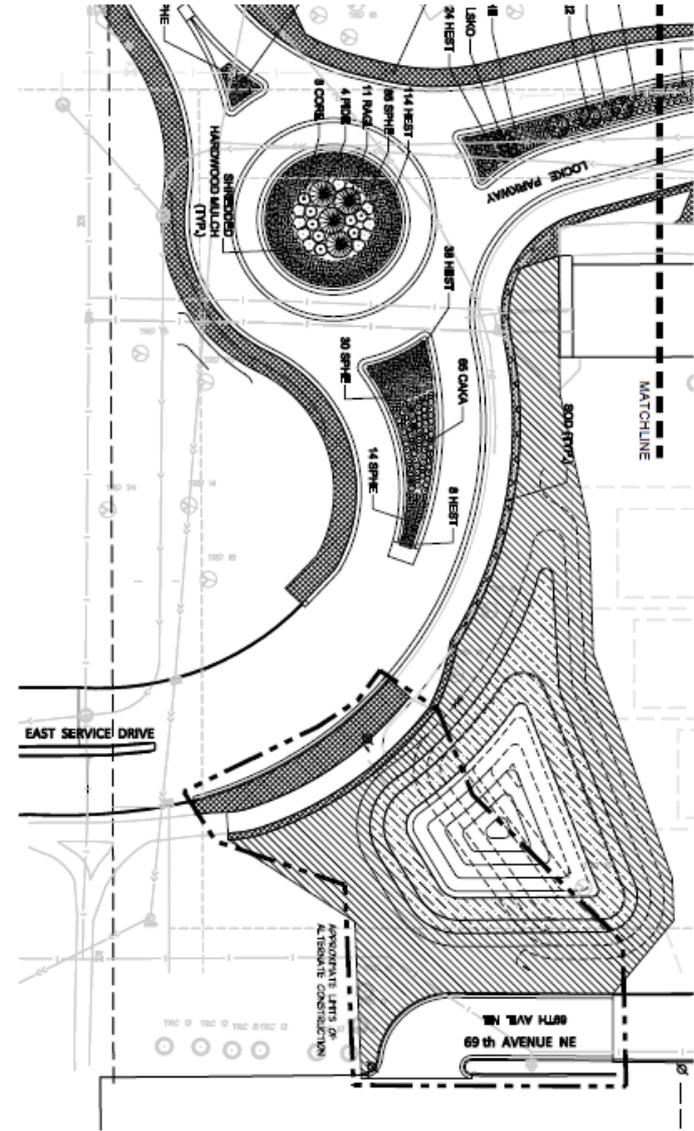
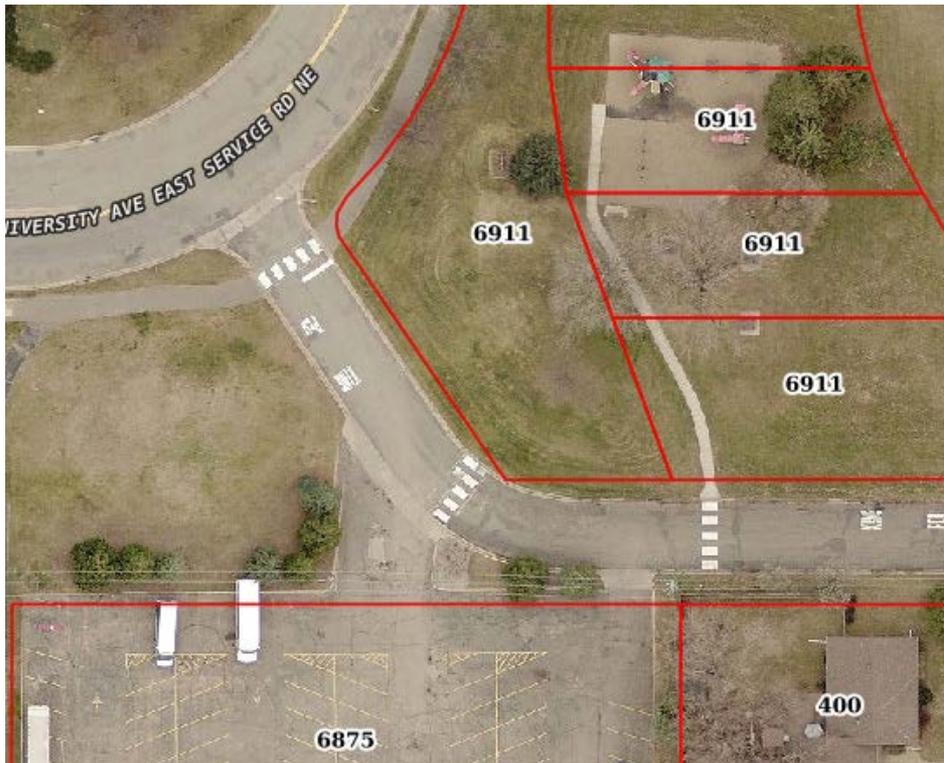


New Asphalt Installation - 1st Lift



Saw & Seal Cracks

Project Alternative - Drainage Pond / Closure of 69th Avenue



Other Construction in the Area

- Pulte Development
- City of Fridley Locke Parkway Street Construction
- City of Fridley Water Treatment Plant
- Lennar Development

Information Staff Wants From Residents

- Sprinkler Systems
- Invisible Pet Fences
- If you have plans for driveway or private utility repairs
- Water and Sewer Service Issues
- Dates of Special Events (Family gatherings, graduations, etc)
- Drainage Issues
- Special Accessibility Needs

Thank You For Attending!

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

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