

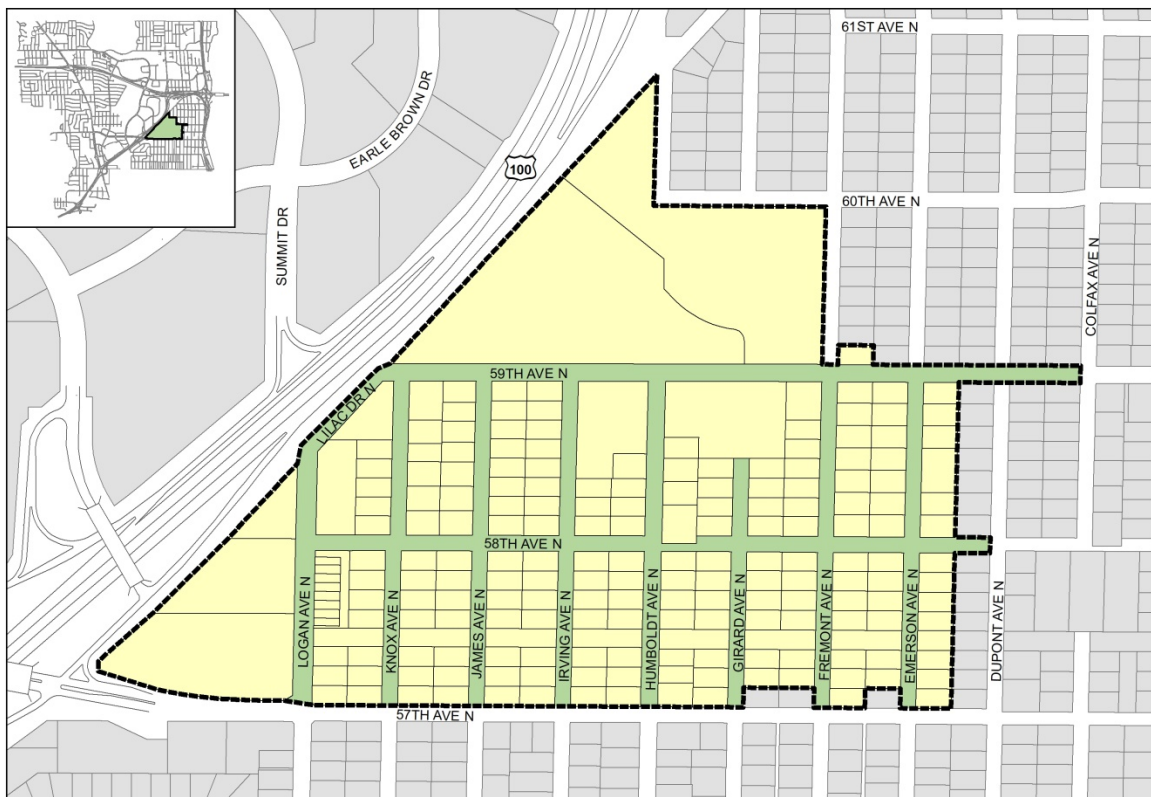
# GRANDVIEW SOUTH AREA STREET AND UTILITY IMPROVEMENTS

NEIGHBORHOOD INFORMATIONAL MEETING  
BROOKLYN CENTER CITY HALL (Webex)  
SEPTEMBER 10, 2020  
6:30 P.M.



City of Brooklyn Center  
Engineering Division  
763-569-3340

[publicworks@ci.brooklyn-center.mn.us](mailto:publicworks@ci.brooklyn-center.mn.us)



Project Area  
Grandview South Area Street and Utility Improvements



Figure 1

# **ESTIMATED PROJECT SCHEDULE**

The following project schedule outlines an approach to complete the project in 2021:

<b>ACTIVITY</b>	<b>DATE</b>
Neighborhood Informational Meeting	September 10, 2020
Council Receives Feasibility Report	September 28, 2020
Conduct Improvement Public Hearing/Order Preparation of Plans	October 26, 2020
Establish 2021 Assessment Rates/Schedule Assessment Hearing	November 9, 2020
Conduct Assessment Public Hearing/Certify Assessment Roll	December 14, 2020
Approve Plans/Advertise for Bids	January 2021
Accept Bids/Award Project	February/March 2021
Begin Construction	April 2021
Substantial Completion	October 2021
Tree Replacements	Fall 2021

## **PROPOSED RECONSTRUCTION IMPROVEMENTS**

- PROJECT AREA
  - 58th Avenue
  - 59th Avenue
  - Emerson Avenue
  - Fremont Avenue
  - Girard Avenue
  - Humboldt Avenue
  - Irving Avenue
  - James Avenue
  - Knox Avenue
  - Logan Avenue
  - Lilac Drive
- STREETS
  - Street Width: 30 feet wide from face of curb to face of curb on a majority of streets
    - 32 feet wide from face of curb to face of curb on Humboldt Ave & 59th Ave/Lilac Dr/Logan Ave
  - New B618 Curb and Gutter
  - New Pavement and Aggregate Base
  - Pedestrian Curb Ramps at Existing Sidewalks
  - Sidewalk Improvements:
    - Sidewalk Repairs As Needed or as Impacted on 59<sup>th</sup> Ave/Lilac Dr/Logan Ave and Humboldt Ave.
    - New 6-Foot Concrete Sidewalk along south side of 59th Ave from Dupont Ave to Knox Ave.
    - New 6-Foot Concrete Sidewalk along east side of Irving Ave from 59th Avenue to 200' south of 59<sup>th</sup> Ave.
    - New 6-Foot Concrete Sidewalk along the northern portion of the Grandview Park parking loop.
- SANITARY SEWER IMPROVEMENTS
  - New Trunk Sewers Within Public Streets
  - Line Existing Trunk Sewers Within Easement Areas
  - Replace All Service Lines up to Property Line Within Public Streets (Approximately 10 Feet - 15 Feet from Edge of Roadway)
- WATER MAIN IMPROVEMENTS
  - Remove and Replace Existing Water Main As Needed (Approximately 40-60 percent)
  - Replace Hydrants and Gate Valves
  - Replace All Service Lines up to Property Line Within Public Streets (Approximately 10 Feet - 15 Feet from Edge of Roadway)

- STORM SEWER SYSTEM
  - Remove and Replace Storm Structures and Pipe as Needed
  - Extend New Catch Basins and New Storm Sewer Pipe Where Feasible
  - Infiltration Basins, Rain Gardens and Other Improvements Where Feasible
- STREET LIGHTS
  - Replace Free-Standing Lights
- RESTORATION
  - Driveway Restoration: 5' Concrete Apron and Match Existing Bituminous and Concrete
  - Turf Restoration: Sod
  - Tree Replacement: One Tree for Each Tree Removed

## **PRELIMINARY PROJECT BUDGET**

<b>ITEM</b>	<b>Capital Improvement Program (CIP) – Estimated Project Amount</b>	<b>Percent Total</b>
Special Assessments	\$ 1,587,528.81	13.4%
Sanitary Sewer Utility Fund	\$ 1,640,000.00	13.9%
Water Utility Fund	\$ 2,090,000.00	17.7%
Storm Drainage Utility Fund	\$ 1,779,647.96	26.6%
Street Light Utility Fund	\$ 60,000.00	0.5%
Street Reconstruction Fund	\$ 3,132,823.23	26.6%
MSA Fund	\$ 1,510,000.00	12.8%
<b>Totals</b>	<b>\$ 11,800,000.00</b>	<b>100%</b>

Note: These are only preliminary estimated amounts - these amounts will change. Costs and funding will be further updated and revised in the feasibility study and final design stages of the project.

## **PROPOSED ASSESSMENTS**

The City has an Assessment Policy that outlines how street improvement projects are funded. Each year the City Council establishes assessment rates for residential and commercial zoned properties based on the City's Special Assessment Policy. The following are estimated 2021 assessment amounts for properties zoned R1.

### *Assessment Rates for Full Street Reconstruction with New Curb and Gutter:*

- 2021 Assessment Rates for R1 properties: \$4,730 (street) + \$1,419 (storm) = \$6,149\* per property.
  - \*Note: This is only an estimated amount based on 1.5% increase from 2020 and will be adjusted mid-November when the current Construction Index Cost is available.
- 2021 Assessment Rates for R3 properties: based on front foot basis, divided by total number of units.
- 2021 Assessment Rates for R4/R5/Commercial properties: based on acreage with an "A" zone rate and a "B" zone rate.

### Payment Options:

1. Pay in full - No interest between March and September 30, 2021.
2. Pay in full from October 1 to November 21, 2021, with interest from October 1.
3. Pay in installments with property taxes over a 10-year period starting in January 2022.

# ESTIMATED ASSESSMENT PAYMENT AMOUNT

Assessment Amount: \$6,149.00  
 Assessment Interest Rate: 3.50%  
 Assessment Term: 10 Years

Year	Annual Payment	Principle	Interest	Balance
1	\$883.92	\$614.90	\$269.02	\$5,534.10
2	\$808.59	\$614.90	\$193.69	\$4,919.20
3	\$787.07	\$614.90	\$172.17	\$4,304.30
4	\$765.55	\$614.90	\$150.65	\$3,6789.40
5	\$744.03	\$614.90	\$129.13	\$3,074.50
6	\$722.51	\$614.90	\$107.61	\$2,459.60
7	\$700.00	\$614.90	\$86.09	\$1,844.70
8	\$679.46	\$614.90	\$64.56	\$1,229.80
9	\$657.94	\$614.90	\$43.04	\$614.90
10	\$636.42	\$614.90	\$21.52	\$0.00
<b>Totals:</b>	<b>\$7,386.48</b>	<b>\$6,149.00</b>	<b>\$1,237.46</b>	

Note: These are only preliminary estimated amounts – these amounts will change dependent on when interest starts accruing. Approximate monthly payment ranges from \$53 - \$74.

## ASSESSMENT MAP



Assessment Map  
 Grandview South Area Street and Utility Improvements

