

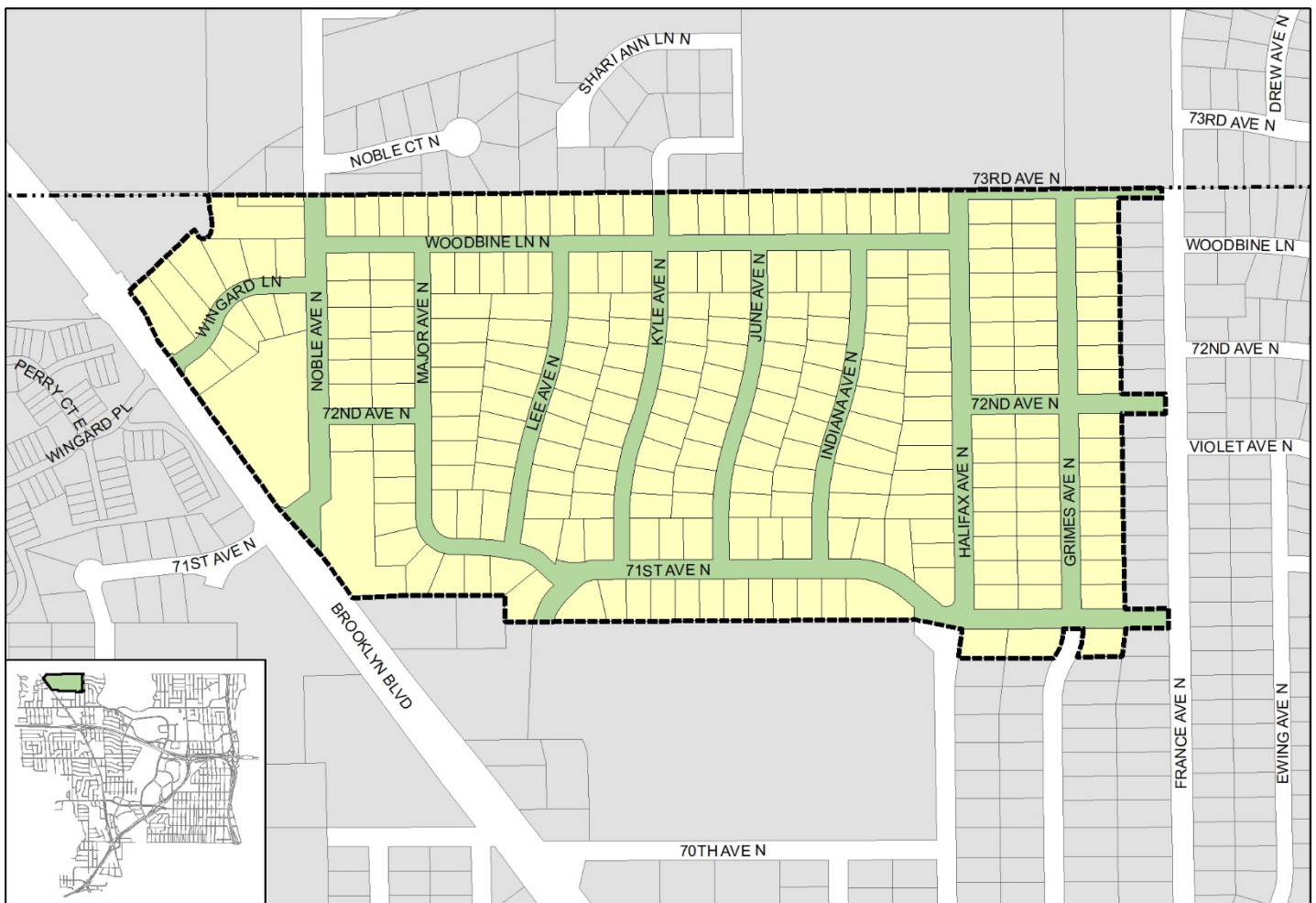
# WOODBINE AREA STREET & UTILITY IMPROVEMENTS

NEIGHBORHOOD INFORMATIONAL MEETING  
BROOKLYN CENTER CITY HALL (Webex)  
SEPTEMBER 16, 2021  
6:00 P.M.



City of Brooklyn Center  
Engineering Division  
763-569-3340

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



## **ESTIMATED PROJECT SCHEDULE**

The following project schedule outlines an approach to complete the project in 2022:

<b>ACTIVITY</b>	<b>DATE</b>
Neighborhood Informational Meeting	September 16, 2021
Council Receives Feasibility Report	September 27, 2021
Conduct Improvement Public Hearing/Order Preparation of Plans	October 25, 2021
Establish 2021 Assessment Rates/Schedule Assessment Hearing	November 8, 2021
Conduct Assessment Public Hearing/Certify Assessment Roll	December 13, 2021
Approve Plans/Advertise for Bids	January 2022
Accept Bids/Award Project	March 2022
Begin Construction	Spring/Summer 2022
Substantial Completion	October 2022
Tree Replacements	Fall 2022

## **PROPOSED IMPROVEMENTS**

- PROJECT AREA
  - 71st Avenue
  - 72nd Avenue
  - 73rd Avenue
  - Grimes Avenue
  - Halifax Avenue
  - Indiana Avenue
  - June Avenue
  - Kyle Avenue
  - Lee Avenue
  - Major Avenue
  - Noble Avenue
  - Wingard Lane
  - Woodbine Lane
- STREET AND SIDEWALK IMPROVEMENTS
  - Partial Street Reconstruction with Full Depth Pavement Replacement
  - Spot Repair Curb and Gutter and Driveway Aprons
  - Turf Restoration: Sod Where Impacted Due to Concrete or Utility Work
  - Tree Replacement: One Tree for Each Tree Removed
  - Sidewalk Improvements:
    - Construct Pedestrian Curb Ramps Within Project Areas with Truncated Dome Detectable Warning Systems.
    - Sidewalk Repairs As Needed or as Impacted on 72<sup>nd</sup> Ave, Halifax Ave, Noble Ave and Woodbine Ln.
    - Proposed New 6-Foot Concrete Sidewalk along north side of 71<sup>st</sup> Ave from France Ave to Halifax Ave.
    - Evaluate New 6-Foot Concrete Sidewalk along north side of 73<sup>rd</sup> Ave from France Ave to Halifax Ave and along west side of Halifax Ave from 73<sup>rd</sup> Ave to Woodbine Ln.
    - Evaluate Pedestrian Improvements near the intersection of Noble Ave and Woodbine Ln.
- SANITARY SEWER IMPROVEMENTS
  - Line Existing Trunk Sewers Within Public Streets and Easement Areas that were not improved with the 1994 Reconstruction Project (Approximately 60-75 percent)
  - Replace Sanitary Castings and Lids As Necessary Within the Project Area
- WATER MAIN IMPROVEMENTS
  - Replace All Hydrants and Gate Valves
  - Replace All Service Curb Stops at the Property Line (Approximately 10 Feet - 15 Feet from Edge of Roadway)
  - Install Insulation at Properties that have Experienced Frozen Water Service in the Past (Approximately 6 Locations)

- STORM SEWER SYSTEM
  - Replace Storm Castings and Lids As Necessary Within the Project Area
- STREET LIGHTS
  - Replace 1 Wood Pole Free-Standing Light

## **PRELIMINARY PROJECT BUDGET**

<b>ITEM</b>	<b>Capital Improvement Program (CIP) – Estimated Project Amount</b>	<b>Percent Total</b>
Special Assessments	\$ 959,358.00	13.7%
Sanitary Sewer Utility Fund	\$ 990,000.00	14.1%
Water Utility Fund	\$ 1,700,000.00	24.3%
Storm Drainage Utility Fund	\$ 850,000.00	12.1%
Street Light Utility Fund	\$ 20,000.00	0.3%
Street Reconstruction Fund	\$ 2,280,642.00	32.6%
MSA Fund	\$ 200,000.00	2.9%
<b>Totals</b>	<b>\$ 7,000,000.00</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 2022 assessment amounts for properties zoned R1.

### *Assessment Rates for Partial Street Reconstruction with Full Depth Pavement Replacement:*

- 2022 Assessment Rates for R1 properties: \$3,777\* (street) per property or per equivalent property.
  - \*Note: This is only an estimated amount based on a 7.0% increase from 2021 and will be adjusted mid-November when the current Construction Index Cost is available.
- 2022 Interest Rate: 3.5%
  - \*Note: It is anticipated that this rate will be adopted by the City Council at the November 8, 2021, City Council Meeting.

### Payment Options:

1. Pay in full - No interest between March and September 30, 2022.
2. Pay in full from October 1 to November 18, 2022, with interest from October 1.
3. Pay in installments with property taxes over a 10-year period starting in January 2023.

# ESTIMATED ASSESSMENT PAYMENT AMOUNT

Assessment Amount: \$3,777.00  
 Assessment Interest Rate: 3.50%  
 Assessment Term: 10 Years

Year	Annual Payment	Principle	Interest	Balance
1	\$542.94	\$377.70	\$165.24	\$3,399.30
2	\$496.68	\$377.70	\$118.98	\$3,021.60
3	\$483.46	\$377.70	\$105.76	\$2,643.90
4	\$470.24	\$377.70	\$92.54	\$2,266.20
5	\$457.02	\$377.70	\$79.32	\$1,888.50
6	\$443.80	\$377.70	\$66.10	\$1,510.80
7	\$430.58	\$377.70	\$52.88	\$1,133.10
8	\$417.36	\$377.70	\$39.66	\$755.40
9	\$404.14	\$377.70	\$26.44	\$377.70
10	\$390.92	\$377.70	\$13.22	\$0.00

**Totals: \$4,537.14 \$3,777.00 \$760.14**

Note: These are only preliminary estimated amounts – these amounts will change dependent on when interest starts accruing. Approximate monthly payment ranges from \$33 - \$45.

## ASSESSMENT MAP

