

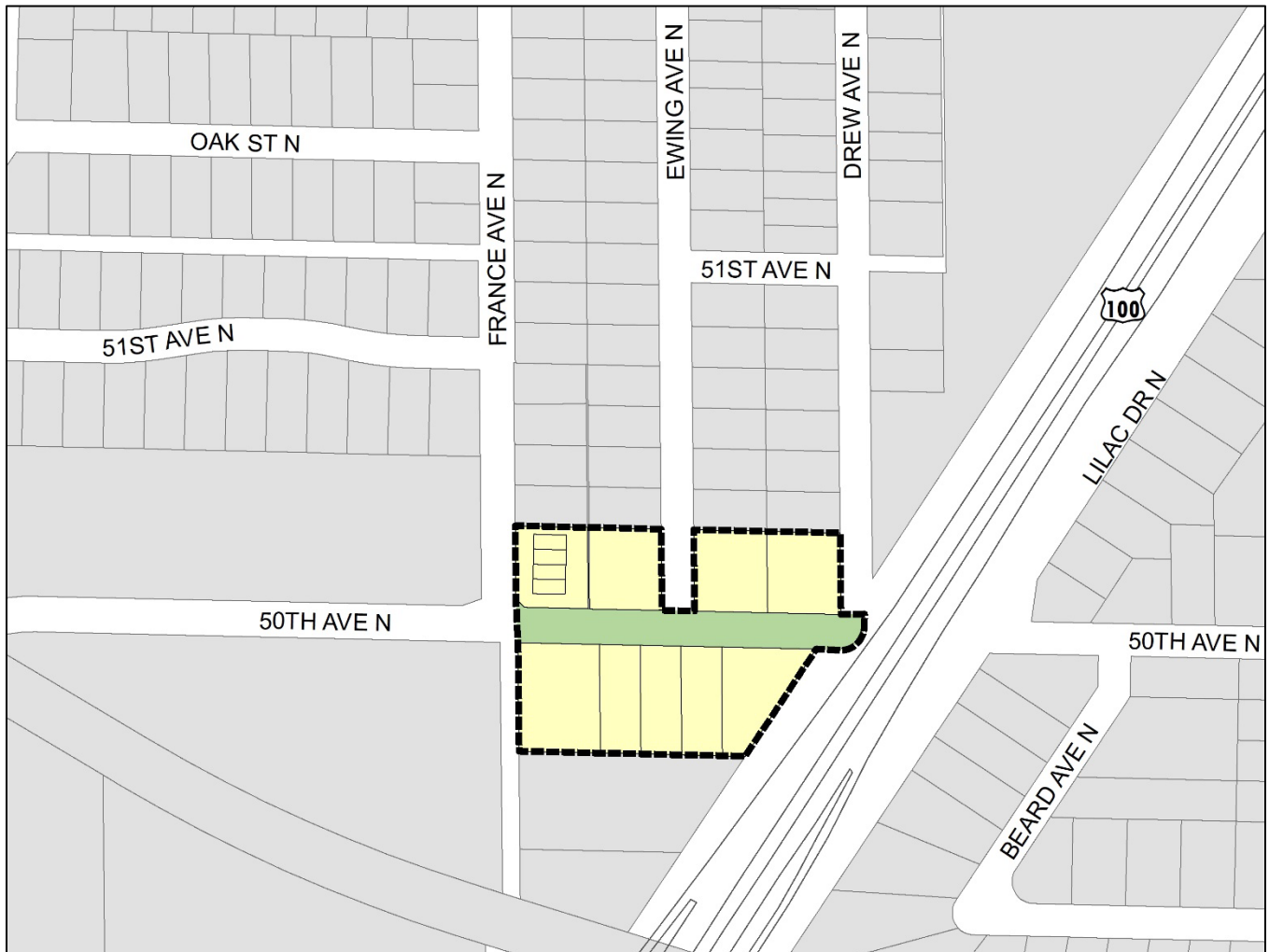
# 50<sup>TH</sup> AVENUE IMPROVEMENTS

NEIGHBORHOOD INFORMATIONAL MEETING  
BROOKLYN CENTER CITY HALL  
SEPTEMBER 15, 2022  
6:30 P.M.



City of Brooklyn Center  
Engineering Division  
763-569-3340

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## **ESTIMATED PROJECT SCHEDULE**

The following project schedule outlines an approach to complete the project in 2023:

<b>ACTIVITY</b>	<b>DATE</b>
Neighborhood Informational Meeting	September 15, 2022
Council Receives Feasibility Report	September 26, 2022
Conduct Improvement Public Hearing/Order Preparation of Plans	October 24, 2022
Establish 2023 Assessment Rates/Schedule Assessment Hearing	November 14, 2022
Conduct Assessment Public Hearing/Certify Assessment Roll	December 12, 2022
Approve Plans/Advertise for Bids	January 2023
Accept Bids/Award Project	February/March 2023
Begin Construction	Spring/Summer 2023
Substantial Completion	October 2023

## **PROPOSED IMPROVEMENTS**

- **PROJECT AREA**
  - 50<sup>TH</sup> Avenue between France Avenue and Drew Avenue
  
- **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, trail or utility work
  - Tree Replacement: one tree for each tree removed
  - Sidewalk and Trail Improvements:
    - Construct pedestrian curb ramps within project areas with truncated dome detectable warning systems
    - Replace the bituminous trail on the north side of 50<sup>th</sup> Avenue with a 10-foot trail
  
- **SANITARY SEWER IMPROVEMENTS**
  - Replace services lines from the property line to the sewer main (approximately 10 feet - 15 feet from edge of roadway).
  - Adjust sanitary castings and lids as necessary within the project area.
  
- **WATER MAIN IMPROVEMENTS**
  - Complete water main replacement in the project area
  - Replace water main line in the road
  - Replace all hydrants and gate valves
  - Replace all services lines from the main to the curb stop at the property line
  - Install insulation at property that has experienced frozen water service in the past (1 location)
  
- **STORM SEWER SYSTEM**
  - Replace storm castings and lids as necessary within the project area
  - Replace any lateral storm piping impacted by water main and sanitary sewer replacements.
  
- **STREET LIGHTS**
  - No street light replacement in the project area

## **PRELIMINARY PROJECT BUDGET**

<b>ITEM</b>	<b>Capital Improvement Program (CIP) – Estimated Project Amount</b>	<b>Percent Total</b>
Special Assessments	\$ 52,265.67	12.8%
Sanitary Sewer Utility Fund	\$ 20,000.00	4.9%
Water Utility Fund	\$ 160,000.00	39.0%
Storm Drainage Utility Fund	\$ 40,000.00	9.7%
Street Reconstruction Fund	\$ 137,734.33	33.6%
<b>Totals</b>	<b>\$ 410,000.00</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.

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

- 2023 Assessment Rates for R4/Commercial/Industrial properties: based on acreage with an "A" zone rate and a "B" zone rate.
  - A summary of the proposed special assessments for street improvements will be provided in Appendix A of the Feasibility Report.
- 2023 Interest Rate: 3.5%
  - \*Note: It is anticipated that this rate will be adopted by the City Council at the November 14, 2022, City Council Meeting.

### Payment Options:

1. Pay in full - No interest between March and September 30, 2023.
2. Pay in full from October 1 to November 17, 2023, with interest from October 1.
3. Pay in installments with property taxes over a 10-year period starting in January 2024.

# ASSESSMENT MAP

