

Knox, James and 54th Avenues Area
Improvements (2023-01)

50th Avenue Improvements (2023-02)

51st Avenue Improvements (2023-03)



Meeting Agenda

- Introductions
- Issues/Concerns
- History of Project
- Project
 - Plans
 - Costs
- Funding/Special Assessments
- Project Schedule
- Where do we go from here?



Input Opportunities

Purpose of this meeting is to inform and gather public input from YOU.

- Tell us/Phone us
- Write/Email us
- 1 on 1 or small group meetings
- Participate at the Public Hearing

Engineering Division: 763-569-3340 or publicworks@ci.brooklyn-center.mn.us



Issues/Concerns We Know About:

- Roadway Issues:
 - The bituminous surface is showing signs of deterioration such as lateral cracking throughout area and some potholes and some surface failure in locations
 - Some heaving/settling issues in the curb and gutter, driveway aprons and sidewalk panels.
 - Some utility castings in need of adjustment in the pavement
- Pedestrian Ramps need upgrading
- Irrigation systems adjacent to the curb
- Inconvenience (e.g. access, noise, etc.)



Issues/Concerns we do NOT know about:

- Please forward comments to us
 - Engineering Division: 763-569-3340
 - publicworks@ci.brooklyn-center.mn.us



Brooklyn Center Development Era



Fremont Avenue and 65th Avenue – Brooklyn Center
Minnesota Historical Society
Photograph 1956

Aerial 1945

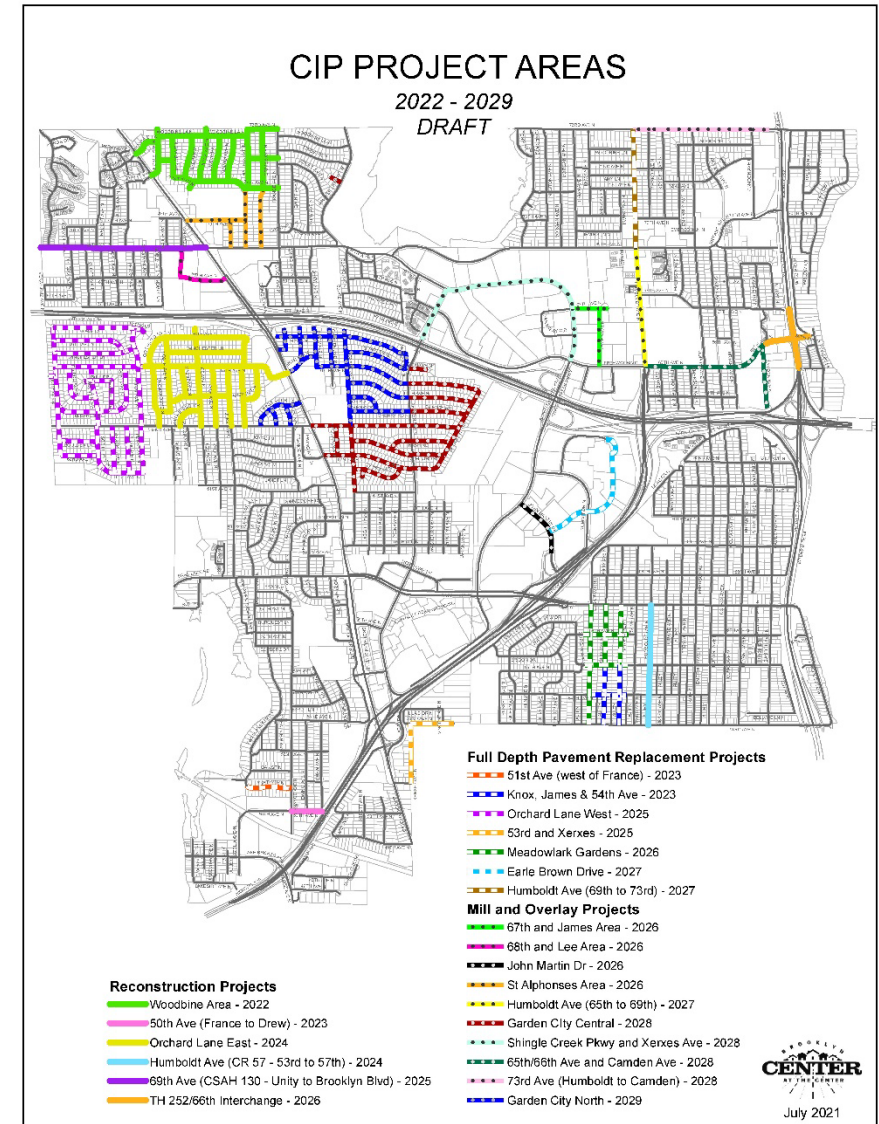


Aerial 1960



Capital Improvement Program

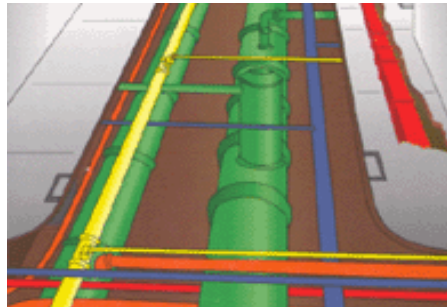
- City Initiated Program in 1993
- Reconstruct Aging Public Streets and Utilities
- Est. Cost 2023-2037 CIP: \$201.7 million



Municipal Infrastructure

City Infrastructure

- Street – 105 miles
- Water Main – 117 miles
- Sanitary Sewer – 106 miles
- Storm Sewer – 90 miles
- Sidewalks/Trails – 66 miles



Other Private Infrastructure

- Natural Gas
- Electric
- Telephone
- Cable TV
- Fiber Optic
- Transmission Lines



Project Planning

Project Evaluation

- Sanitary Sewer
 - Root intrusion, inflow and infiltration, sags, broken pipe
- Water Main
 - Corrosion, leaks, frozen water services, water quality, pipe material
- Storm Drainage
 - Local flooding, pavement preservation
- Streets, Sidewalks and Trails
 - Pavement deterioration, curb and gutter condition, sidewalk and trail system gaps
- Street Lights
 - Evaluate condition of lighting system

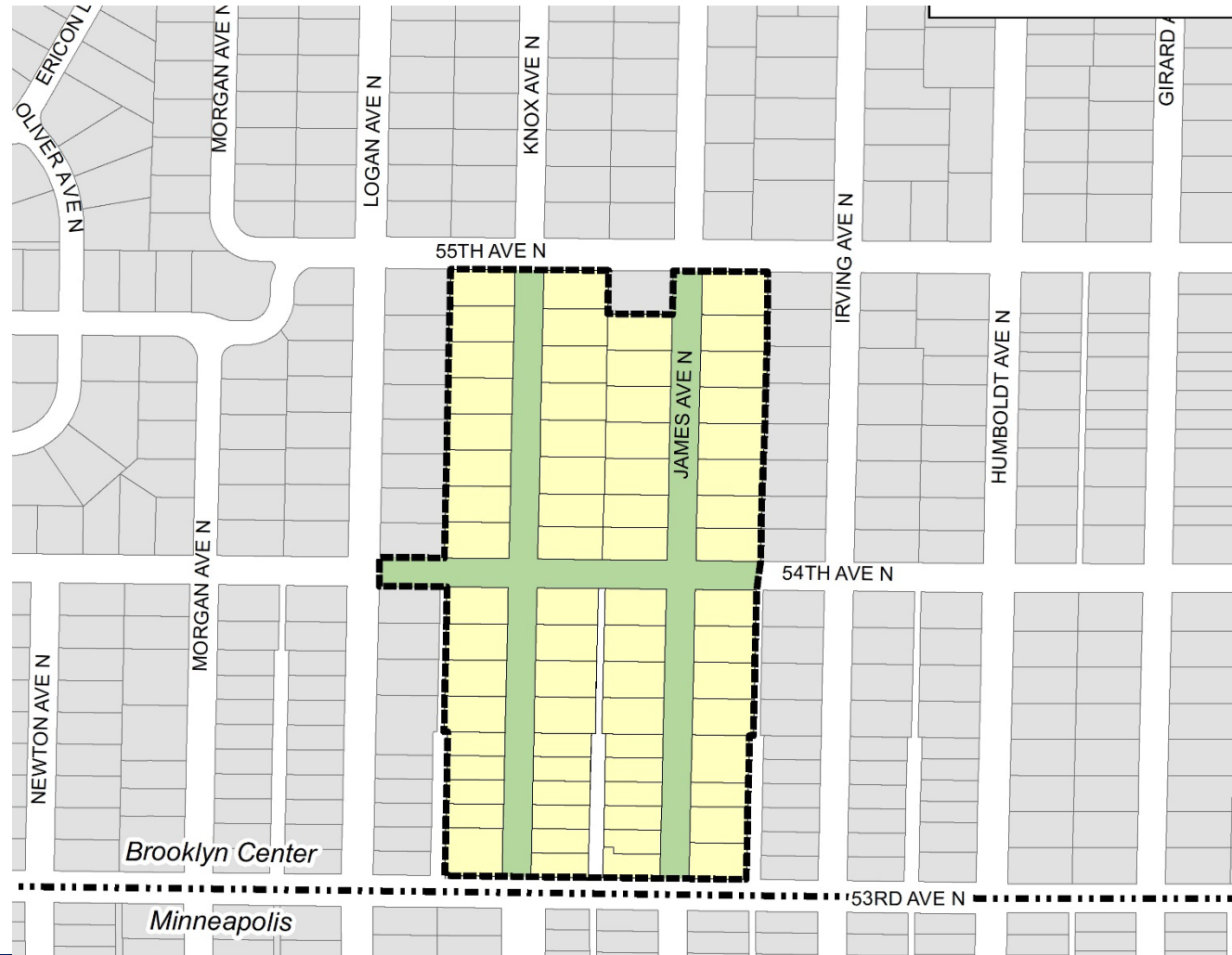


Public Right-of-Way

- Right-of-way and easements are dedicated to the public for construction and maintenance of streets and utilities
- Delineated on subdivision plats.
- Typical right-of-way width
 - 66' for 50th Avenue Area
 - 60' for 51st Avenue Area
 - 60' for Knox, James and 54th Area
 - Right-of-way edge is approx. 10'-20' beyond the edge of street pavement/ back of curb.



Knox, James and 54th Avenues Area Improvements



Utility Improvements – Knox, James and 54th Avenues Area

- Sanitary Sewer
 - Installed in 1994
 - 10” Polyvinyl Chloride (PVC)
 - Televised and in Good Condition
 - Replace castings with external seal
- Storm Drainage
 - Installed in 1994
 - 12” – 18” Reinforced Concrete Pipe (RCP)
 - Televised and in Good Condition
 - Replace castings as needed
- Water Main
 - Installed in 1994
 - 6” Ductile Iron Pipe (DIP)
 - Hydrants and hydrant valves from 1965
 - 0 watermain breaks and 0 frozen water services
 - Replace valves and hydrants
- Street Lighting
 - No Improvements are proposed
 - Existing street lights within the project area are either on multiuse poles that have overhead power service with cobra-head type LED light fixtures or Free-Standing Street Lights with Fiberglass Poles and LED light fixtures



Street Improvements – Knox, James and 54th Avenues Area

- Existing Conditions
 - Roadway reconstructed in 1994 with curb and gutter
 - Pavement Material Deterioration and lateral cracking throughout the project area
- Proposed Improvements
 - Full Depth Pavement Replacement
 - Spot Repair Curb and Gutter and Driveway Aprons
 - Turf Restoration: Sod Where Impacted Due to Work



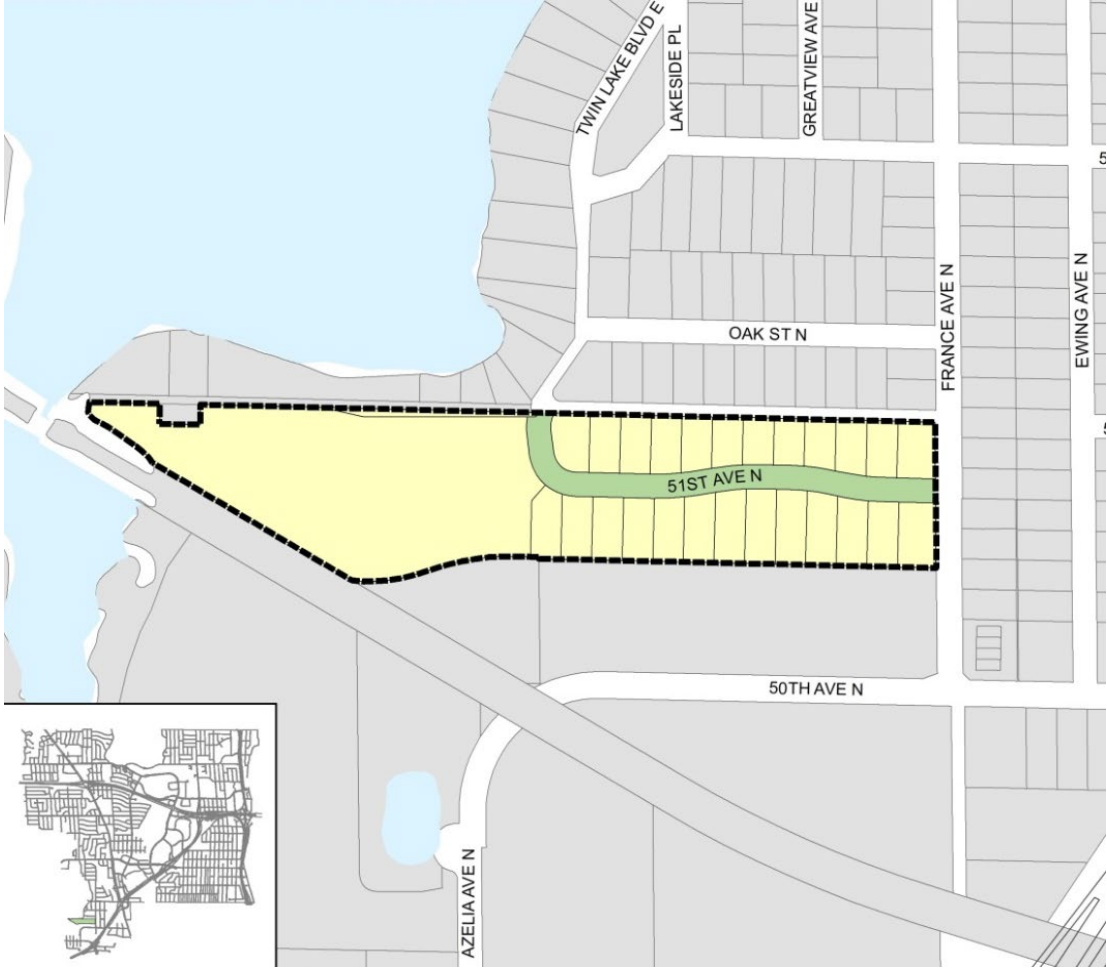
Preliminary Project Budget – Knox, James and 54th Avenues Area Improvements

	CIP – Est. <u>Project Amount</u>	Percent <u>Total</u>
Special Assessments	\$ 266,152.00	22.7%
Sanitary Sewer Utility	\$ 30,000.00	2.6%
Water Utility	\$ 100,000.00	8.5%
Storm Drainage Utility	\$ 250,000.00	21.4%
<u>Street Reconstruction Fund</u>	<u>\$ 523,848.00</u>	<u>44.8%</u>
Total	\$ 1,170,000.00	100%

Note: These are only preliminary estimated amounts – these amounts will change. Costs and funding will be further updated and revised in the final design stage and bidding of the project.



51st Avenue Improvements (Twin Lake Blvd to France Ave)



Utility Improvements – 51st Avenue Area

- Sanitary Sewer
 - Installed in 1990
 - 8” Polyvinyl Chloride (PVC)
 - Televised and in Good Condition
 - Replace castings with external seal
- Storm Drainage
 - Installed in 1990
 - 15” – 21” Reinforced Concrete Pipe (RCP)
 - Televised and in Good Condition
 - Replace castings as needed
- Water Main
 - Installed in 1990
 - 8” Ductile Iron Pipe (DIP)
 - 0 watermain breaks and 0 frozen water services
 - Replace valves and hydrants
- Street Lighting
 - 2 street lights on free standing wood poles
 - Replace 2 Free-Standing Street Lights with Fiberglass Poles and LED light fixtures



Street and trail Improvements – 51st Avenue Area

- Existing Conditions
 - Roadway constructed in 1990 with curb and gutter
 - Pavement Material Deterioration and lateral cracking throughout the project area
 - Trail exists along the south side of 51st Ave is deteriorating and slopes exceed 5% in many area
- Proposed Improvements
 - Full Depth Pavement Replacement
 - Spot Repair Curb and Gutter and Driveway Aprons
 - Pedestrian Curb Ramps will be reconstructed at all cross streets with the Project
 - Replace bituminous trail and the bottom portion of driveways to reduce the cross slope where feasible.
 - Turf Restoration: Sod Where Impacted Due to Work



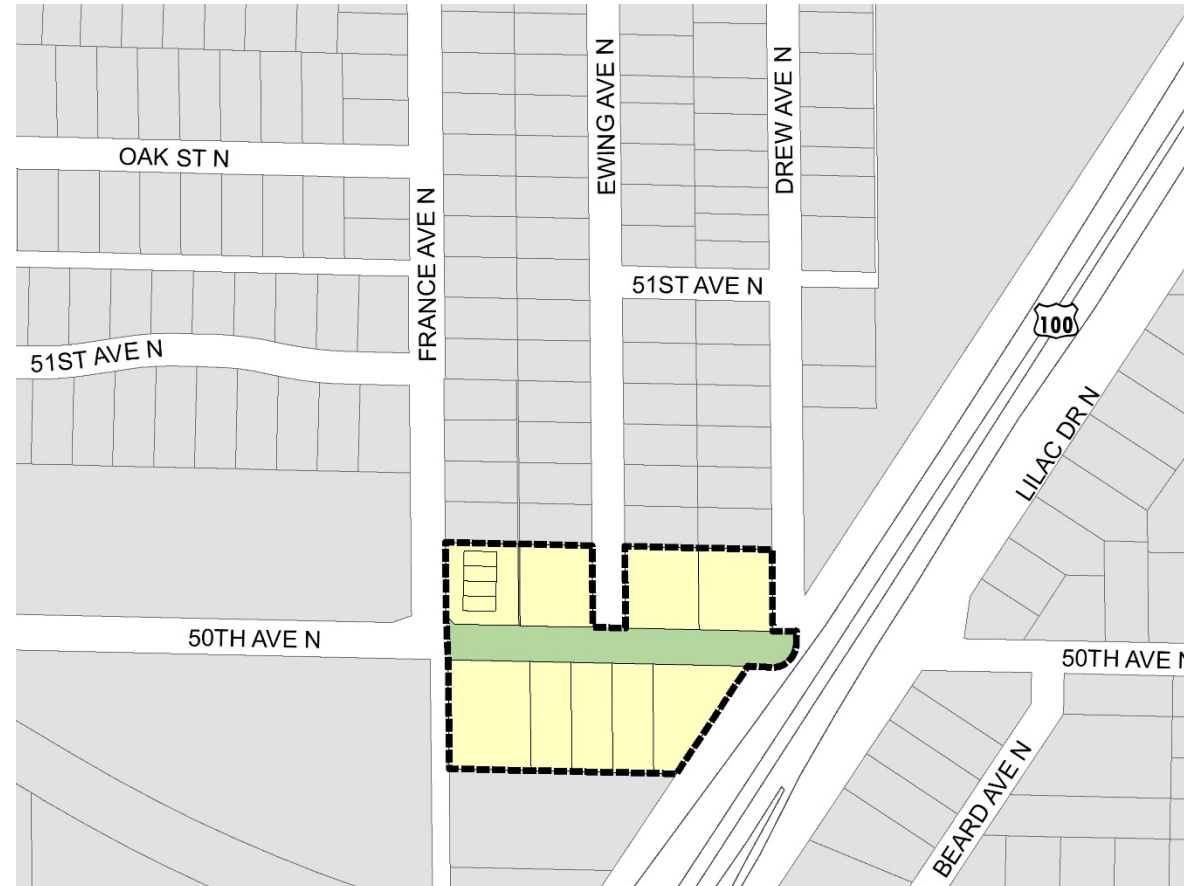
Preliminary Project Budget – 51st Avenue Improvements

	CIP – Est. <u>Project Amount</u>	Percent <u>Total</u>
Special Assessments	\$ 97,850.00	25.8%
Sanitary Sewer Utility	\$ 10,000.00	2.6%
Water Utility	\$ 10,000.00	2.6%
Storm Drainage Utility	\$ 70,000.00	18.4%
Street Light Utility Fund	\$ 20,000.00	5.3%
<u>Street Reconstruction Fund</u>	<u>\$ 172,150.00</u>	<u>45.3%</u>
Total	\$ 380,000.00	100%

Note: These are only preliminary estimated amounts – these amounts will change. Costs and funding will be further updated and revised in the final design stage and bidding of the project.



50th Avenue Improvements (France Ave to Drew Ave)



Utility Improvements – 50th Avenue Area

- Sanitary Sewer
 - Installed in 1955
 - 24” Reinforced Concrete Pipe (RCP)
 - Owned and maintained by the Metropolitan Council Environmental Services (MCES)
 - Adjust castings as needed
 - Replace service lines up to property line within streets
- Storm Drainage
 - Installed in 1988
 - 15” – 24” Reinforced Concrete Pipe (RCP)
 - Televised and in Good Condition
 - Replace castings as needed
 - Replace lateral storm sewer if impacted by utility work as needed
- Water Main
 - Installed in 1958 and 1966.
 - 8” and 10” Cast Iron Pipe (CIP)
 - 1 watermain breaks and 1 frozen water services
 - Complete Replacement of Water Main
 - Replace valves and hydrants throughout project area
 - Replace service lines up to property line, and new Curb Stops
 - Insulate services with previous freezing history
- Street Lighting
 - No Improvements are proposed
 - Existing street lights within the project area are on multiuse poles the have overhead power service with cobra-head type LED light fixtures



Street and trail Improvements – 50th Avenue Area

- Existing Conditions
 - Roadway reconstructed in 1988 with curb and gutter
 - Pavement Material Deterioration and lateral cracking throughout the project area
 - Trail exists along the north side of 50th Ave is deteriorating and slopes exceed 5% in many area
- Proposed Improvements
 - Full Depth Pavement Replacement
 - Spot Repair Curb and Gutter and Driveway Aprons and where impacted by utility work
 - Pedestrian Curb Ramps will be reconstructed at all cross streets with the Project
 - Replace bituminous trail and the bottom portion of driveways to reduce the cross slope where feasible.
 - Turf Restoration: Sod Where Impacted Due to Work



Preliminary Project Budget – 51st Avenue Improvements

	CIP – Est. <u>Project Amount</u>	Percent <u>Total</u>
Special Assessments	\$ 52,265.67	12.8%
Sanitary Sewer Utility	\$ 20,000.00	4.9%
Water Utility	\$ 160,000.00	39.0%
Storm Drainage Utility	\$ 40,000.00	9.7%
<u>Street Reconstruction Fund</u>	<u>\$ 137,734.33</u>	<u>33.6%</u>
Total	\$ 410,000.00	100%

Note: These are only preliminary estimated amounts – these amounts will change. Costs and funding will be further updated and revised in the final design stage and bidding of the project.



During Construction



During Construction



During Construction - 51st Avenue Improvements and Knox, James and 54th Avenues Area Improvements

How long will the project last?

- The Full Depth Pavement Replacement projects can take up to a few months to complete.
- General Activities
 - Utility replacement
 - Curb and gutter replacements
 - Milling the roadway
 - Paving the roadway
 - There may be delay between activities

Will I lose water or sewer service during construction?

- Sanitary sewer service will not be interrupted during construction.
- Water service may have temporary water shutoffs and road closures while the hydrants and gate valves are being replaced. Notices will be provided in advance.



During Construction - 50th Avenue Improvements

How long will the project last?

- The project can take 2-3 months to complete.
- General Activities
 - Removals (existing pavement and misc. items)
 - Utility replacements
 - Curb and gutter replacements
 - Paving the roadway
 - Boulevard restoration

Will I lose water or sewer service during construction?

- Sanitary sewer service will not be interrupted during construction.
- A Temporary water system will be provided but some short term water disruptions may occur.
 - You will receive advance notices of these occurrences so that you can plan accordingly.



During Construction

Will I have access to my driveway?

- For the majority of the construction project you will have access to your driveway.
- However, the main interruption to access of your driveway will be if the concrete curb and gutter is replaced in front of your driveway. For this work, access to your driveway will not be available for approximately 7-10 days while the concrete cures.
- There may be other times when you will not have access to your driveway for limited periods during reconstruction of the existing roadway or trail section but generally driveways will be accessible by the end of the day

How will the Boulevard be repaired?

- Boulevards are disturbed due to street and utility repairs. Boulevards will be restored with new topsoil and sod.
- The contractor is responsible for watering of the new sod for 30 calendar days following installation, after which it is the property owner's responsibility.
- All residents will receive mailings notifying them of the end dates of the contractor's sod maintenance period, as well as tips on how best to care for new sod.



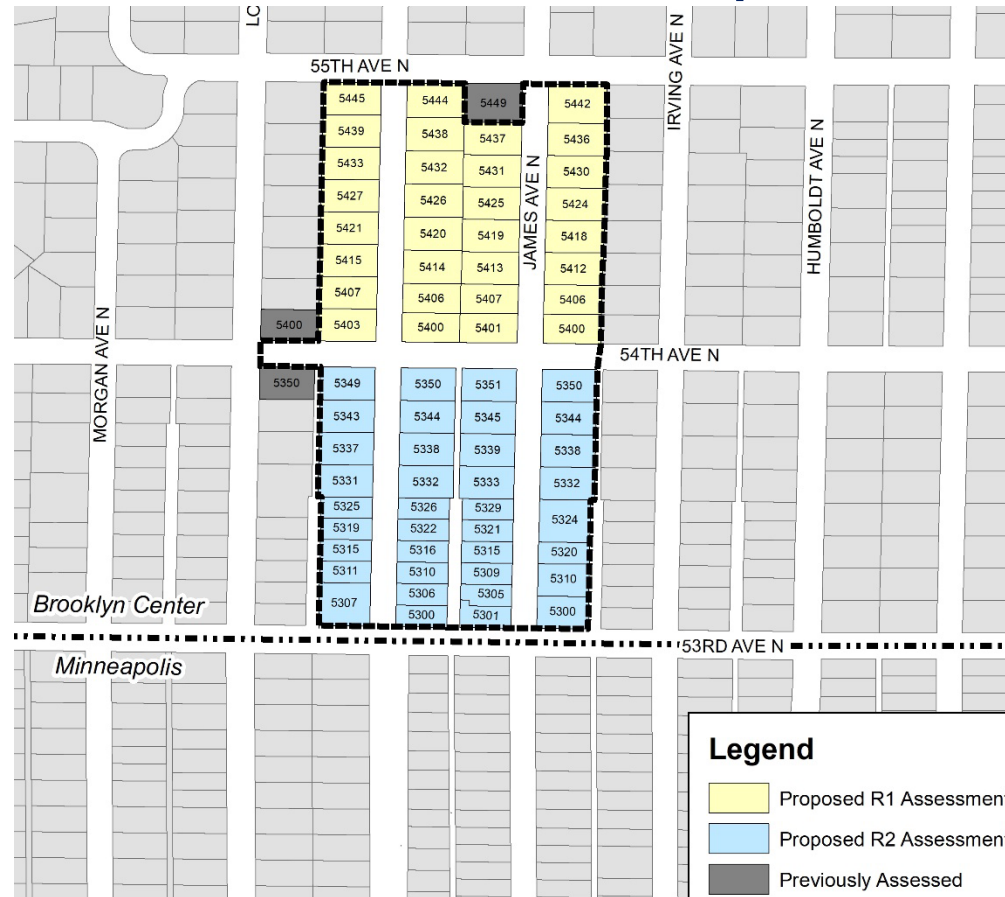
During Construction

What should I do if I have an issue or something seems odd?

- Please contact the City engineering staff for assistance or to get your questions answered during construction.



Preliminary Assessment Area - Knox, James and 54th Avenues Area Improvements

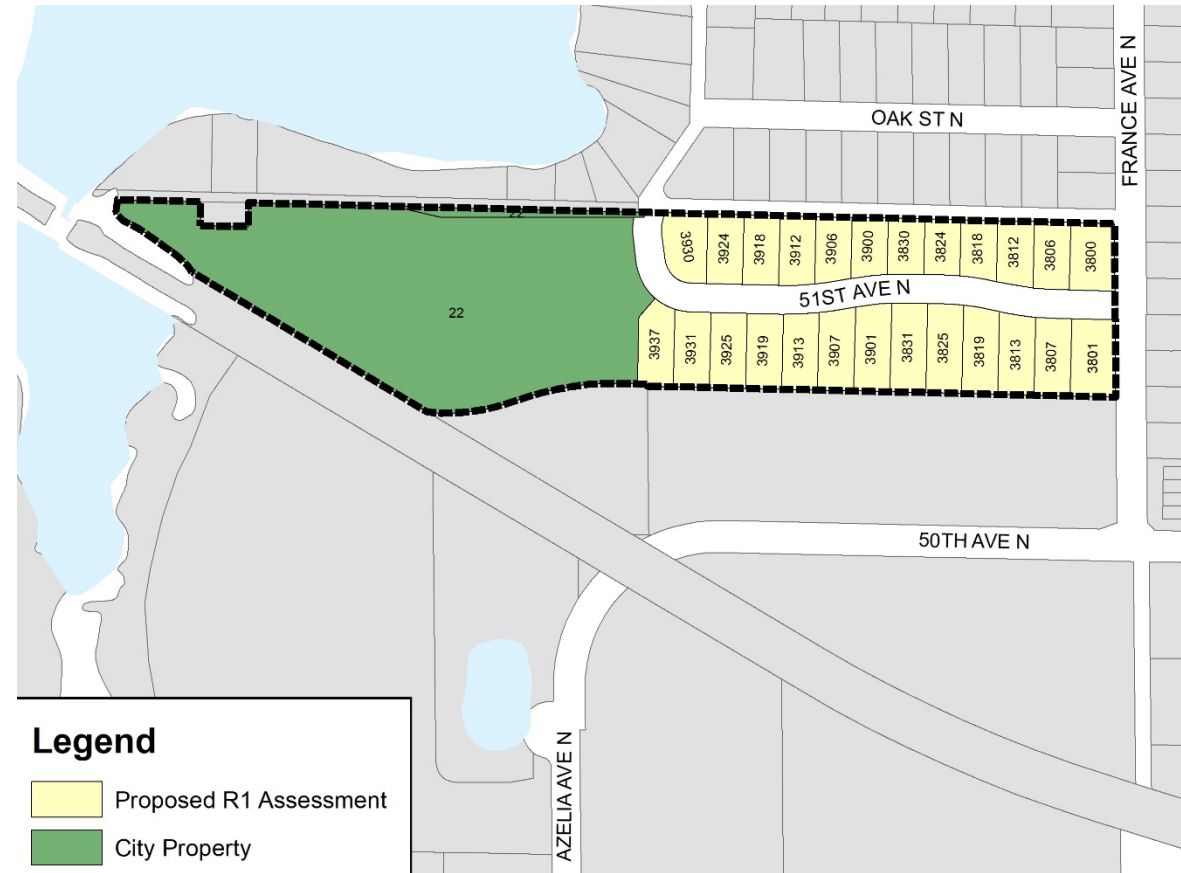


Legend

- Proposed R1 Assessment
- Proposed R2 Assessment
- Previously Assessed



Preliminary Assessment Area- 51st Avenue Improvements (Twin Lake Blvd to France Ave)



Preliminary Assessment Area - 50th Avenue Improvements (France Ave to Drew Ave)



Special Assessments - Estimated Amounts & Payment Options

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. It is anticipated that the assessment and interest rates will be adopted by the City Council at the November 14, 2022 Council Meeting. The following are estimated 2023 assessment amounts for properties zoned R1.

Assessment Rate for Full Depth Pavement Replacement Improvement Projects:

- Tentative 2023 Assessment Rates for R1 and R2 properties: Street assessment = **\$3,914 Per Property***
 - Estimated 6% increase from 2022 assessment rates
- 2023 Assessment Rates for C/I/R4 properties: based on acreage with a "A" zone rate and a "B" zone rate
- Tentative 2023 Interest Rate: 3.5% (same as 2022)

*For properties which may be legally subdividable into two or more lots, the assessment to be applied shall equal the maximum number of lots allowable times the unit R1 assessment

Payment Options:

1. Pay in full - No interest between April 15 & Sept. 30, 2023
 2. Pay in full from Oct. 1 to Nov. 17, 2023 with interest from Oct. 1
 3. Pay in installments with property taxes over a 10-year period starting in 2024
- Partial prepayments cannot be accepted
 - If the project is approved an Assessment Reminder Letter will be sent
 - Deferment Questions: Contact Engineering at 763-569-3340



Estimated Payment Amount

Assessment Amount:	\$3,914.00	Partial Street Reconstruction, R1 (Full Depth Pavement Replacement)		
Assessment Interest Rate:	3.50%			
Assessment Term:	10 Years			
Year	Annual Payment	Principle	Interest	Balance
1	\$562.64	\$391.40	\$171.24	\$3,522.60
2	\$514.69	\$391.40	\$123.29	\$3,131.20
3	\$500.99	\$391.40	\$109.59	\$2,739.80
4	\$487.29	\$391.40	\$95.89	\$2,348.40
5	\$473.59	\$391.40	\$82.19	\$1,957.00
6	\$459.90	\$391.40	\$68.50	\$1,565.60
7	\$446.20	\$391.40	\$54.80	\$1,174.20
8	\$432.50	\$391.40	\$41.10	\$782.80
9	\$418.80	\$391.40	\$27.40	\$391.40
10	\$405.10	\$391.40	\$13.70	\$0.00
Totals:	\$4,701.70	\$3,914.00	\$787.70	

Note: These are only preliminary estimated amounts – these amounts will change dependent on when interest starts accruing. Approximate monthly payment ranges from \$34 - \$47.



Preliminary Project Schedule

- **Neighborhood Informational Meeting** **September 15, 2022**
- City Council Receives Feasibility Report September 26, 2022
- **Improvement Public Hearing/Order Plans** **October 24, 2022**
- Establish 2023 Assessment Rates November 14, 2022
- **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



Project Information

- Improvement Public Hearing (October 24, 2022)
- Newsletters (monthly during construction)
- Attention Flyers/Door Hangers (as needed)
- City Construction Coordinator
- Engineering Division:
 - Phone: 763-569-3340
 - publicworks@ci.brooklyn-center.mn.us



Conclusion

- Resident Survey Forms
- Questions

