

# Resident Informational Meeting

Grand Avenue Reconstruction &  
Extension

February 10, 2016





# Introductions

- Tom Wesolowski – City Engineer
- Glen Hoffard – Senior Engineering Technician



# Overview of Presentation

- Project area
- Feasibility Study process
- Existing condition of streets & utilities
- Proposed improvements
- Assessment policy
- Tentative project schedule
- Plan sheet available for review

# Grand Ave Reconstruction & Extension



- Reconstruction
- Extension
- Development

1 inch = 110 feet

Date: 7/15/2015



# Feasibility Study Process

- Reconstruction/extension project proposed for 2016
- Feasibility Study
  - Preliminary design
  - Public meeting with residents
  - Present to Shoreview City Council
- Public hearing
  - Direct staff to prepare final plans & specifications



# Existing Conditions

- Existing roadway
  - Length - 430-feet
  - Width – 26-feet
  - No concrete curb & gutter – rural section
  - Pavement in poor condition
- Unimproved area – 570-feet
- Sanitary sewer & water systems



# Proposed Improvements

- Remove existing road and install concrete curb & gutter and new pavement
- Install storm water collection & infiltration system
  - Underground chambers
  - Pervious pavement
- Replace existing street lights add additional on extension



# City's Assessment Policy

- City levies special assessment to benefitting property owners for improvements
  - Street
  - Storm Sewer
- Assessment process is in accordance with MN Statutes, Chapter 429
  - Pubic Hearing
- Lots that can be further subdivided receive additional lot units (City will determine)



# Street Assessment

- On a per-lot basis
  - Corner lots receive 0.5 units per street
- Based on actual cost to install curb & gutter
- Estimated per-lot assessment = \$1800



# Storm Assessment

- Based on lot size (square foot) of lot
  - 0 – 13,000sf = \$0.07/sf
  - 13,001 – 19,000 = \$0.035/sf
  - Maximum assessment = \$1,120



# Possible Total Assessment

- Estimated Total Assessment

– Street	\$ 1,800
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– Storm	<u>\$ 1,120</u>
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Total per-lot	\$ 2,920
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# Assessment Schedule & Payment

- Final assessment amount determine after project completion
- Affected properties notified & public hearing is held – typically 1-yr after project completion
- Payment options
  - Prepay in full
  - Added to tax statement and spread over 10-years
    - Interest rates have ranged from 3.5 – 5%



# Tentative Project Schedule

- February 10 2<sup>nd</sup> Resident Meeting
- February 16 Feasibility Study to Council
- March 7 Public Hearing
- April 21 Bid Project
- May/June Start Construction
- July/August End Construction



Questions?