

City of Spring Lake Park

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2026 Street Improvements Project  
Public Improvement Hearing

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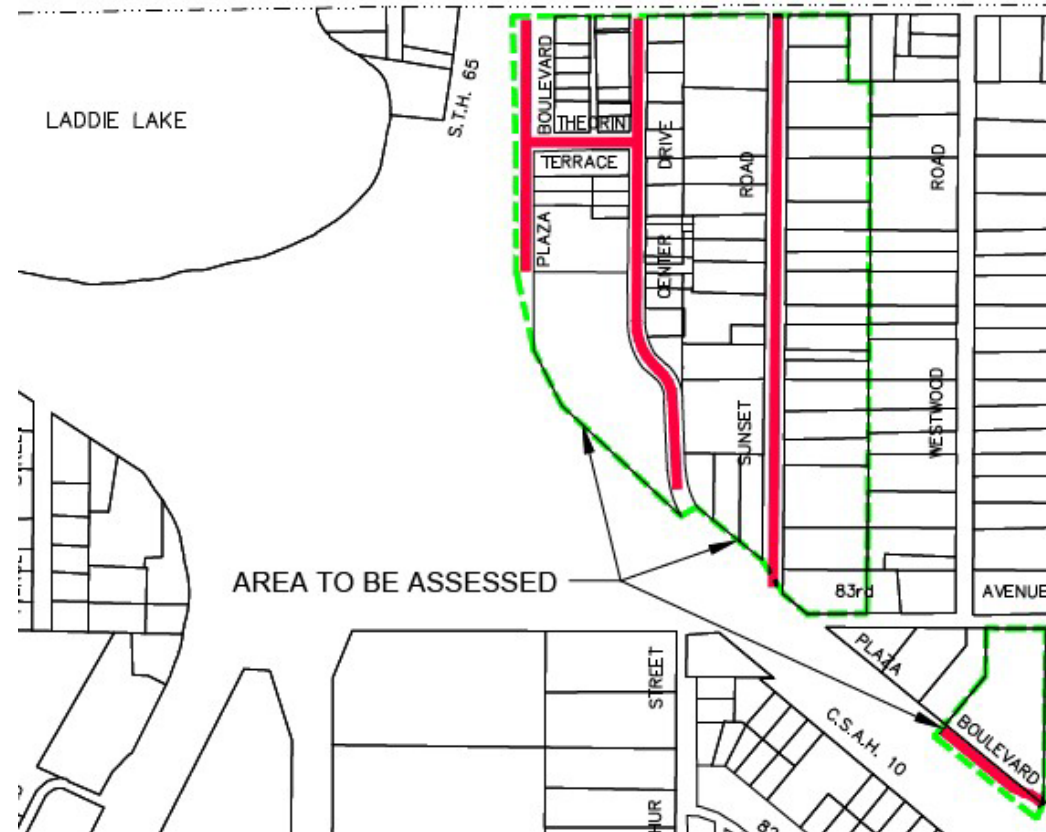
April 6, 2026



# Project Location

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**Plaza Boulevard, Theorin Terrace, Center Drive, Sunset Road, and a portion of TH 10 Service Drive.**



# Existing Conditions — Cracks and bituminous flaking

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- Cracking.
- Bituminous surface failing.
- Ongoing patching required.
- Existing concrete curbing is generally acceptable – spot repairs will be made.
- Existing sanitary sewer and water main is in acceptable condition.
- Some storm sewer structure improvements will be necessary.

# Feasibility Report

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- The proposed project is a continuation of the City's Pavement Management Policy that began in the 1990's (Resolution 98-48).
- Project area includes:
  - Plaza Boulevard,
  - Theorin Terrace,
  - Center Drive,
  - Sunset Road, and
  - A portion of the TH 10 Service Drive.
- Streets last paved in 1997 or 2001.
- Feasibility Report
  - ▣ Proposed Improvements
  - ▣ Opinion of Probable Construction Costs
  - ▣ Assessment Information
  - ▣ Schedule
  - ▣ Preliminary Assessment Roll



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# Project Components

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- Street Improvements -
  - ▣ Remove and replace some segments of concrete curb.
  - ▣ Mill off top 2-inches of existing bituminous.
  - ▣ Patch areas of distress after milling.
  - ▣ Place new bituminous surface.
- Storm Sewer Improvements -
  - ▣ Replace structure castings, frames & concrete adjustment rings on catch basins where needed.
- Sanitary Sewer and Water Main Improvements -
  - ▣ No sanitary sewer or water main work is proposed.



# Estimated Project Costs & Funding

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- Estimated Total Project Cost -
  - ▣ \$ 577,200
  
- Approximate Funding Sources -
  - ▣ SLP Street and Utility Funds: \$75,608
  - ▣ SLP Assessments: \$501,592

# Assessments - CITY ASSESSMENT POLICY AND PRACTICE

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## CITY ASSESSMENT POLICY AND PRACTICE

The City Council adopted Resolution 98-48 on November 16, 1998 establishing a Pavement Management Policy. The City adopted an addendum to the policy in January 1999 to clarify construction issues. Resolution 98-48 established assessment policy to be applied to street improvement projects. This policy provides that commercial, industrial, school, and church properties shall pay 100 percent of the actual cost based on the front footage of the property adjacent to the streets being improved. For purposes of this report, public lands are treated in a manner identical to school and church. This includes City-owned properties.

In residential areas, the policy says that costs will be split, with approximately 45% being assigned to the residential properties, and approximately 55% being funded by the City. The assignment of costs to residential properties will be made based on the total number of equivalent units involved in the project. For this method, a single-family lot is assigned a value of one unit. Multiple housing lots (if any) are counted as proportions of equivalent single-family lots. Duplex units are counted at a rate of 0.8 single-family lots per unit, town homes are counted at a rate of 0.6 single-family lots per unit, and apartments are counted as 0.4 single-family lots per unit. No differentiation will be made between attached and detached town home units.

In accordance with the Pavement Management Policy, all costs of public utility improvements incurred on this project, including sanitary sewer, water main, and storm sewer, will be completely funded by the City, with no portion assessed.

Residential lots are only to be assessed for one street improvement project. Therefore, corner lots that have been assessed for a previous street improvement project are not assessed twice.

# Estimated Assessments

City assessment practice calls for assessing 45% of assessable project costs to adjacent residential properties. For commercial, industrial, and institutional properties, city practice calls for assessing 100% of the assessable costs.

Sanitary sewer, water main, and storm sewer costs are not considered assessable costs.

### **Proposed Assessment Rates:**

#### **2026 Street Improvements Project**

Single Family Unit Rate	\$2,456.25 per parcel
Per Front Foot Rate	\$ 59.57 per front foot

### **Estimated Total Assessments:**

#### **2026 Street Improvements Project**

2026 Street Project	
Assessments	<u>\$501,592.15</u>
<b>Total Estimated Assessments</b>	<b>\$501,592.15</b>

# Project Schedule – Spring Lake Park 2026 Street Improvements

Authorize Feasibility Report Preparation	November 11, 2025
Order Public Improvement Hearing	March 2, 2026
Public Improvement Hearing	April 6, 2026
Approve Construction Plans / Authorize Bidding	April 20, 2026
Receive Bids	May 2026
Public Assessment Hearing	June 15, 2026
Council Award Construction Bids	June 15, 2026
Begin Construction	July 2026

Conclusion - Questions from residents, then close hearing.

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**Questions?**

**Please come to podium.**



**City of Spring Lake Park  
Feasibility Report**

**2026 Street Improvements Project**

Plaza Boulevard, Theorin Terrace, Center Drive,  
Sunset Drive, and part of the TH 10 Service Drive

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