

City of Spring Lake Park


2022 Street Improvements Project
Public Improvement Hearing

October 4, 2021




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Project Location



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Existing Conditions – Some potholes & bituminous flaking




- Some potholes.
- Some cracking.
- Bituminous surface spalling/flaking.
- Ongoing patching required.
- Existing concrete curbing is generally in acceptable condition.
- Existing sanitary sewer and water main is in acceptable condition.
- Some storm sewer structure improvements are necessary.

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Feasibility Report

- 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 the Spring Lake Estates neighborhood.
 - Hayes Avenue NE,
 - 80th Avenue NE, and
 - Garfield Avenue NE.
- These streets originally constructed in 1984-85.
- 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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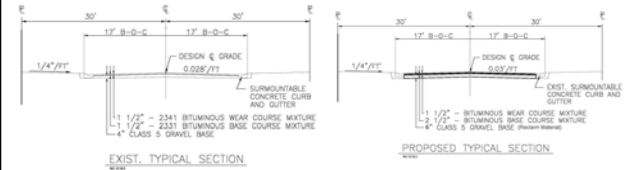
- Street Improvements
 - Reclaim Existing Bituminous to create Class 5 material.
 - Shape and compact reclaim material.
 - Place new bituminous surface.
- Storm Sewer Improvements
 - Replace some storm sewer structures.
 - Replace some pipe near #8068 and #8072 Garfield.
 - Replace structure castings, frames and concrete adjustment rings on all catch basins.
- Sanitary Sewer and Water Main Improvements
 - None proposed.



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Typical Section – Reclaim & Overlay

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Proposed Storm Sewer Improvements

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Estimated Project Costs & Funding

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- Estimated Total Project Cost
 - \$ 689,000
- Funding Sources
 - Street Fund and Utility Funds: \$430,655
 - Assessments: \$258,345

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Assessments - CITY ASSESSMENT POLICY AND PRACTICE

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. No corner lots within the 2022 Street Improvements Project area have previously been assessed.

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Estimated Assessments

ASSESSMENT RATE CALCULATIONS

The total estimated project cost is \$689,000. However, the city assessment practice does not include all project costs in the assessments (no storm, sanitary, or water main costs). The net assessable cost for the project is \$574,100. The City assessment practice calls for assessing 45% of the net assessable project cost.

45-percent of \$574,100 is \$258,345.

There are 76 assessable parcels in the project area. \$258,345 divided by 76 parcels equals \$3,399.28 per parcel. For purposes of this report and related discussions, the amount can be rounded to \$3,400 per parcel.

Estimated Per Parcel Assessment: \$258,345 ÷ 76 parcels = \$3,400 per parcel

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Project Schedule — Spring Lake Park 2022 Street Improvements


Authorize Feasibility Report Preparation	July 19, 2021
Order Public Improvement Hearing	September 7, 2021
Public Improvement Hearing	October 4, 2021
Approve Construction Plans / Authorize Bidding	December 6, 2021
Receive Bids	January 27, 2022
Public Assessment Hearing	March 21, 2022
Council Award Construction Bids	March 21, 2022
Begin Construction	May 2022

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Conclusion - Questions from residents, then close hearing.

Questions?

Please come to podium.



City of Spring Lake Park
Feasibility Report
2022 Street Improvements Project
Hayes Avenue NE, 80th Avenue NE,
and Garfield Avenue NE
November 2021
www.springlakepark.com



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