

City of Spring Lake Park

2025 Street Improvements Project
Public Improvement Hearing

December 2, 2024




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Project Location (79th Avenue NE - area to be assessed)

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Note: 79th Avenue between Monroe St. NE and Able St. NE was originally considered as part of the 2025 project, but that segment was eliminated as part of the Feasibility Report evaluation process

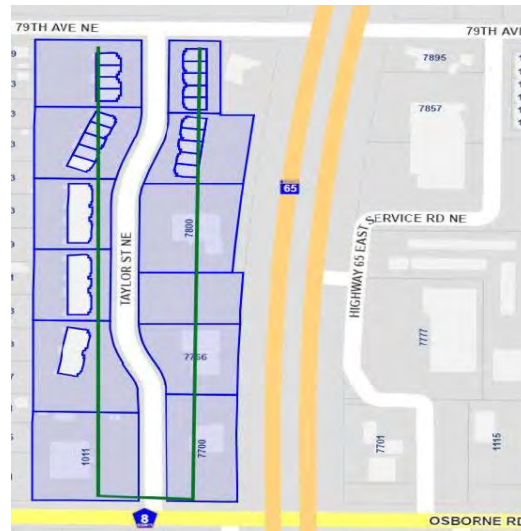


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Project Location (Taylor St. NE - area to be assessed)

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Existing Conditions – Cracks and bituminous flaking

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- Cracking.
- Bituminous surface failing.
- 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 may be necessary.

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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:
 - Sanburnol Drive NE (AKA 85th Avenue),
 - Elm Drive NE, and
 - 83rd Avenue NE between University and Terrace.
- Streets last paved in 1994 and 1997.
- 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 (79th Ave. & Taylor St.).
 - ▣ 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.



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Estimated Project Costs & Funding

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- Estimated Total Project Cost -
 - ▣ \$ 405,400

- Approximate Funding Sources -
 - ▣ SLP Street and Utility Funds: \$130,385
 - ▣ SLP Assessments: \$275,015

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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.

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Estimated Assessments

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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.

For Sanburnol Drive and Elm Drive, the cost for the street base and bituminous in excess of 2.5-inches is not included in the assessable costs. Assessment rates are based on the estimated cost of a typical city street mill and overlay.

**Proposed Assessment Rates:
2025 Street Improvements Project**

Single Family Unit Rate	\$2,850.00 / parcel
Town Home Unit Rate	\$1,710.00 / parcel
Per Front Foot Rate	\$84.88 per front foot

**Estimated Total Assessments:
2025 Street Improvements Project**

79 th Ave & Taylor St. Assessments	\$275,015.63
Total Estimated Assessments	\$275,015.63

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Project Schedule – Spring Lake Park 2025 Street Improvements

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Authorize Feasibility Report Preparation	Sept. and Oct. 2024
Order Public Improvement Hearing	November 4, 2024
Public Improvement Hearing	December 2, 2024
Approve Construction Plans / Authorize Bidding	January 21, 2025
Receive Bids	February 2025
Public Assessment Hearing	April 21, 2025
Council Award Construction Bids	April 21, 2025
Begin Construction	May or June 2025

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Conclusion - Questions from residents, then close hearing.

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Questions?

Please come to podium.

**City of Spring Lake Park
Feasibility Report**

2025 Street Improvements Project

79th Avenue NE (between Able St. and TH 65)
and **Taylor Street** (between 79th Ave and Osborne Rd.)

October 2024

Stantec Project No. 192807275

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