

# **Neighborhood Meeting No. 2**

## **2025 Beaver Ponds Area Street Improvement**

**November 26, 2024**

# Project Location

## Urban Roadway Mill and Overlay



### Beaver Ponds Area

- Flay Road N
- 129<sup>th</sup> Drive N
- Fiona Road N
- 129<sup>th</sup> Street N
- 128<sup>th</sup> Street N
- 128<sup>th</sup> Street Court N
- Ferrara Avenue N
- Ferrara Drive N
- Fondant Trail N
- Foxhill Avenue N
- 128<sup>th</sup> Alcove N
- 127<sup>th</sup> Street N
- Foxhill Circle N
- Foxhill Avenue N
- 126<sup>th</sup> Street N

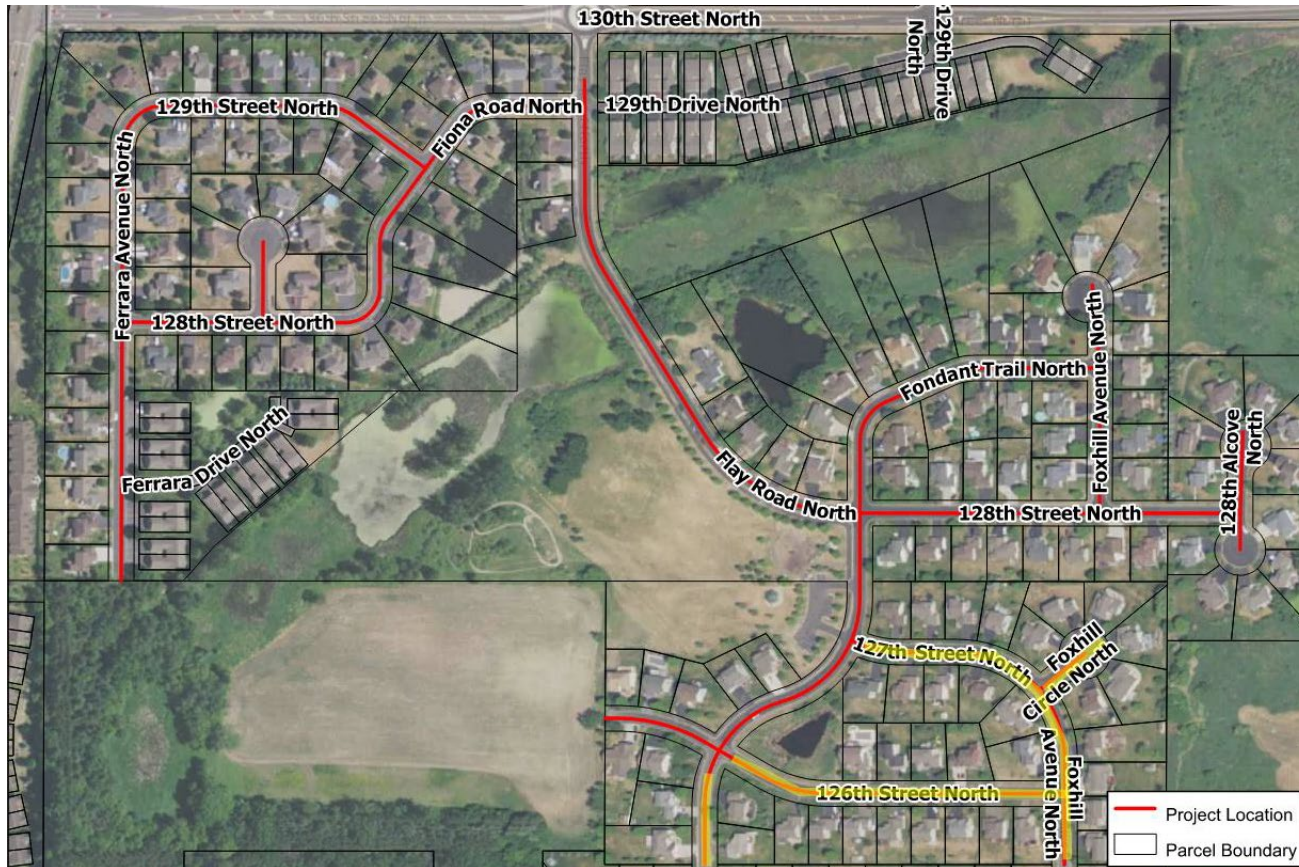
# Background

- City Pavement Management Program
  - City roadways rated based on their condition
  - Identified roadways in need of improvements
  - Use the information to develop the City's Capital Improvement Plan (CIP)
  - Beaver Ponds Area has been identified in the CIP for roadway rehabilitation



# Project Location Potential Modification

## Urban Roadway Mill and Overlay



### Beaver Ponds Area

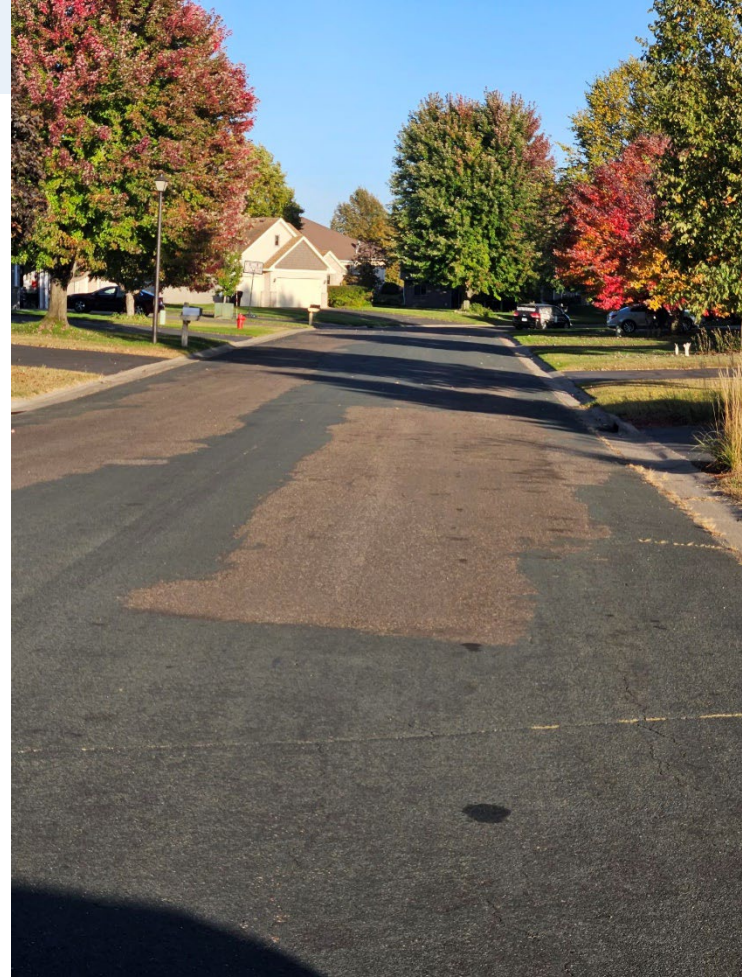
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# Existing Conditions



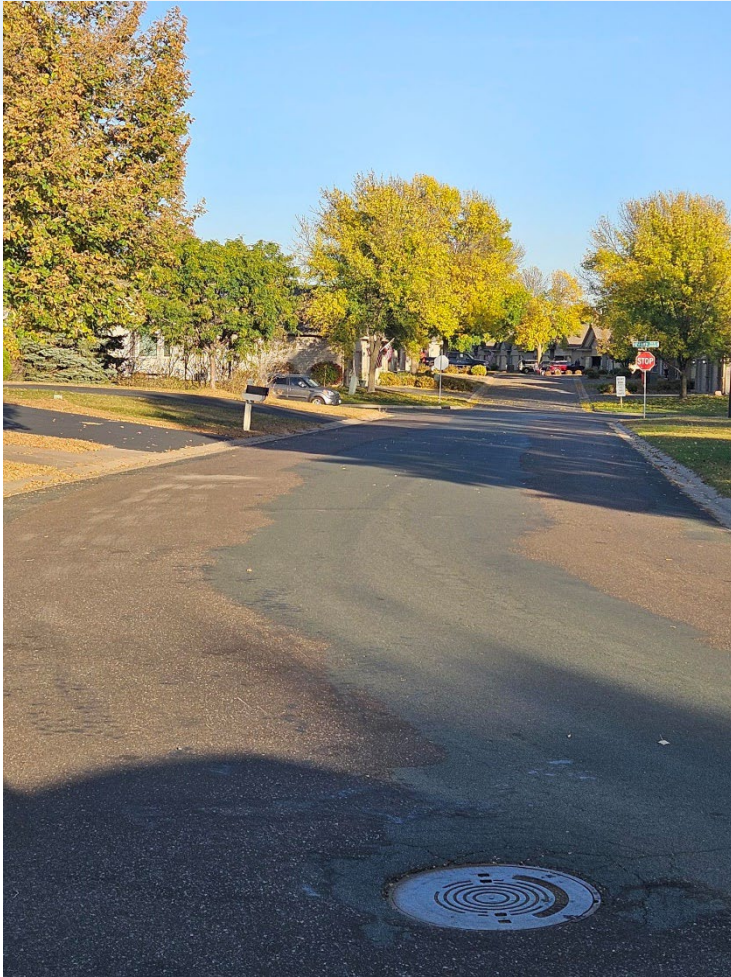
128<sup>th</sup> Street



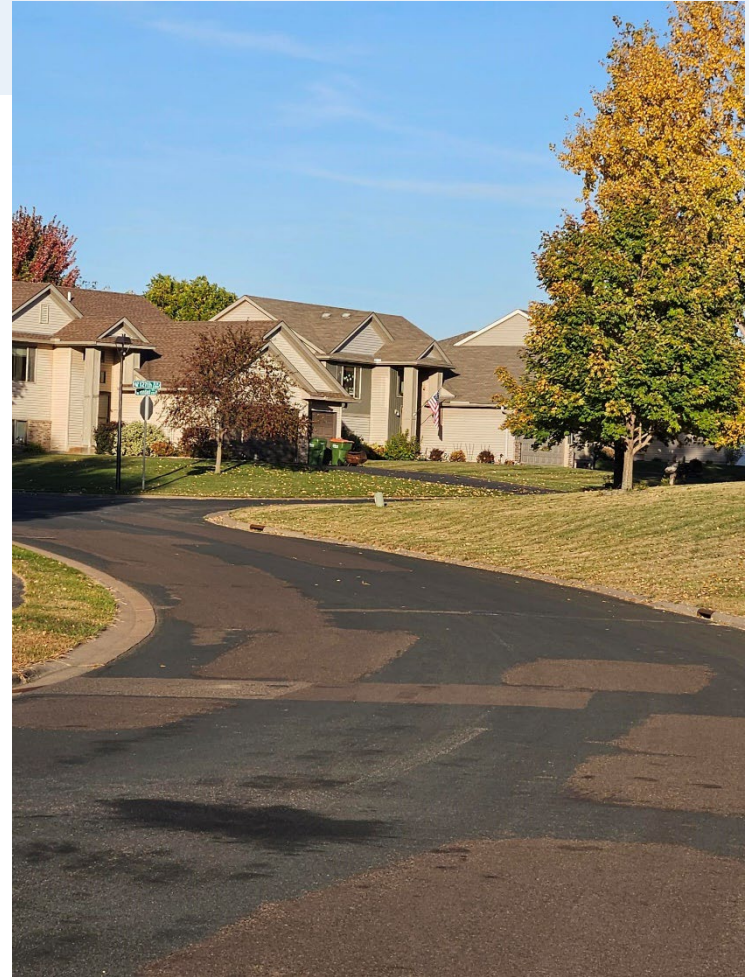
129<sup>th</sup> Street



# Existing Conditions



Fiona Road



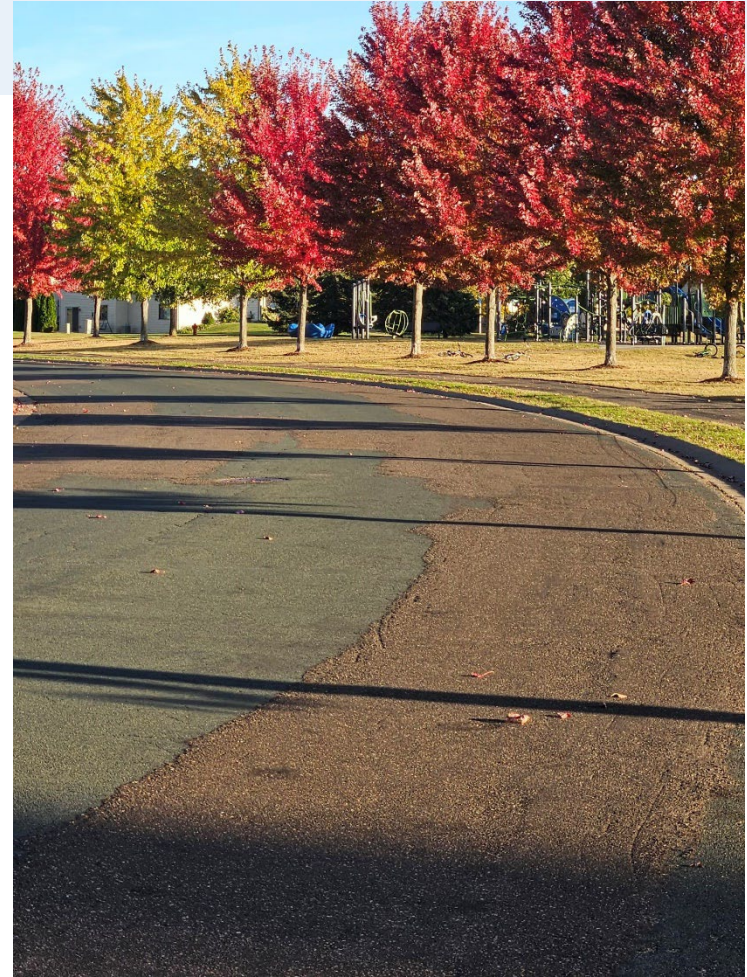
Fondant Trail



# Existing Conditions



128<sup>th</sup> Street



Flay Avenue

# Proposed Improvements

- Urban Roadway Mill and Overlay
  - Milling of pavement surface
  - Partial repair/replacement of concrete curb and gutter
  - Trail reconstruction
  - Repair of storm structures mostly completed – minor storm sewer improvements
  - Resurfacing of the roadway



# Public Improvement Process - Assessments

- Assessment process follows Minnesota Statute Chapter 429 – Public Improvements
  - Public Improvement Hearing and Assessment Hearing – Hugo holds 3 additional public meetings
  - Assessments can be pre-paid without interest.
  - Assessments are typically spread over a 10-year period.
  - Interest rate and term is set at the time of assessment certification.
  - Senior Citizen deferral is available for those over 65 years of age or disabled – interest does accrue
  - Written objection appeal must be presented in writing and signed by the property owner prior to or at the assessment hearing.
  - Notice of appeal must be filed within 30 days after adoption of the assessment.

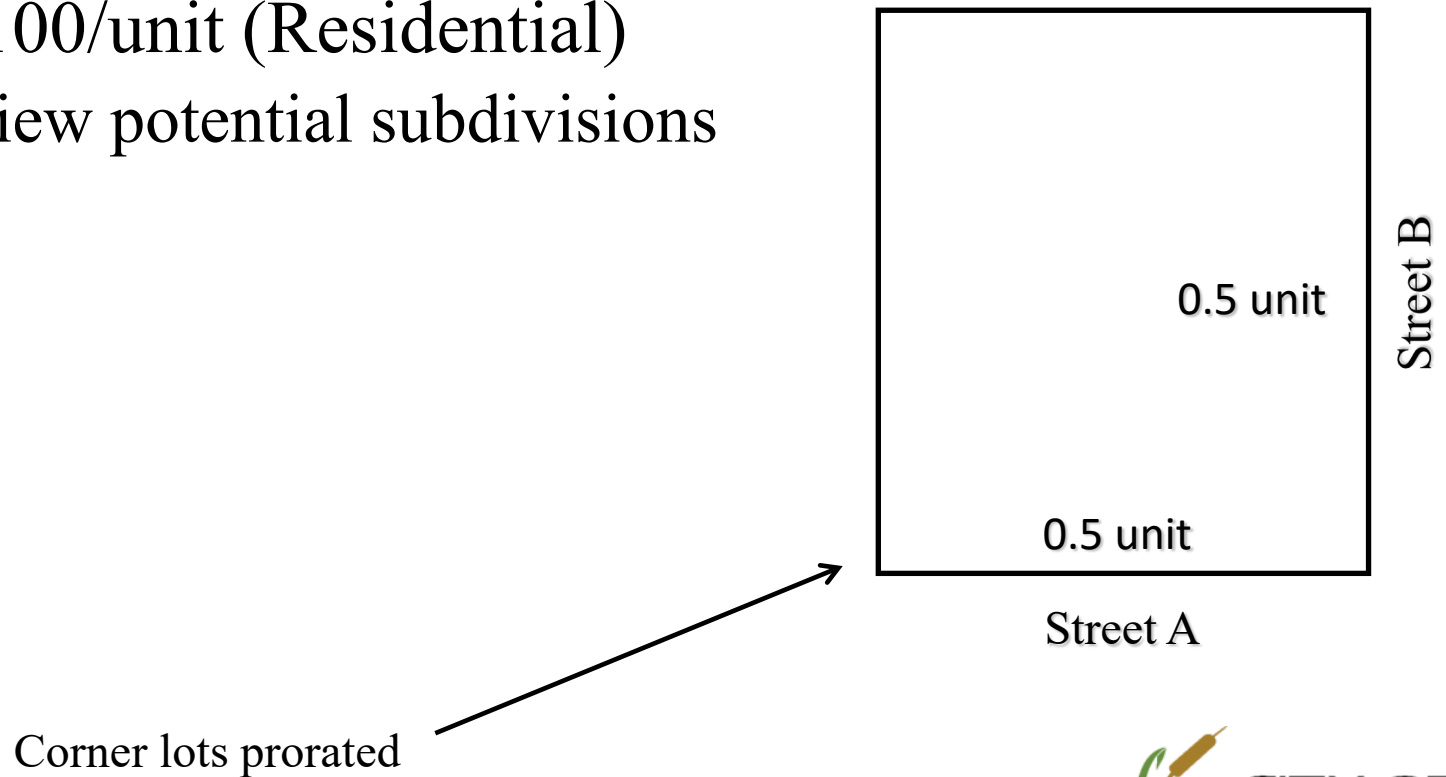
# Assessments

- Estimated Project Cost: \$1,543,300
- Policy Last updated in 2013
- The single-family residential / duplex assessment rates per the City assessment policy are as follows:
  - Complete Reconstruction: \$5,200/unit
  - Partial Reconstruction: \$4,100/unit
  - Roadway Reclamation (rural): \$3,400/unit
  - Urban Roadway Overlay: \$2,100/unit
  - Rural Roadway Overlay: \$1,800/unit
- Majority of Project Costs are paid for by the City

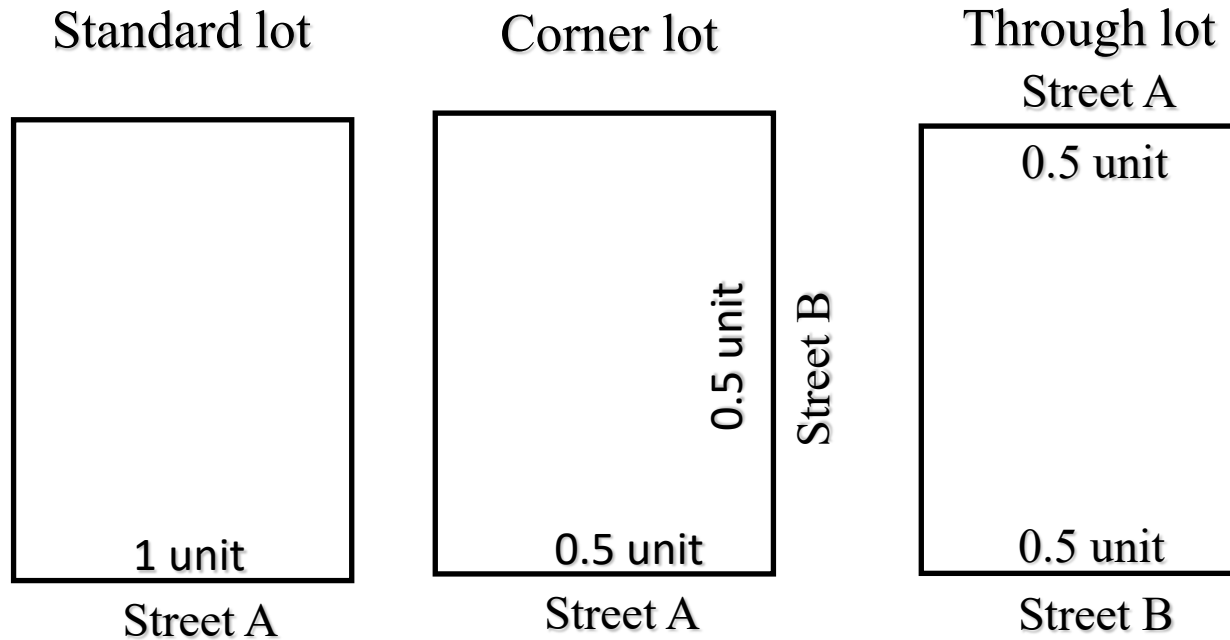


# Assessment Policy

- Urban Roadway Overlay
  - \$2,100/unit (Residential)
  - Review potential subdivisions



# Lot Configurations



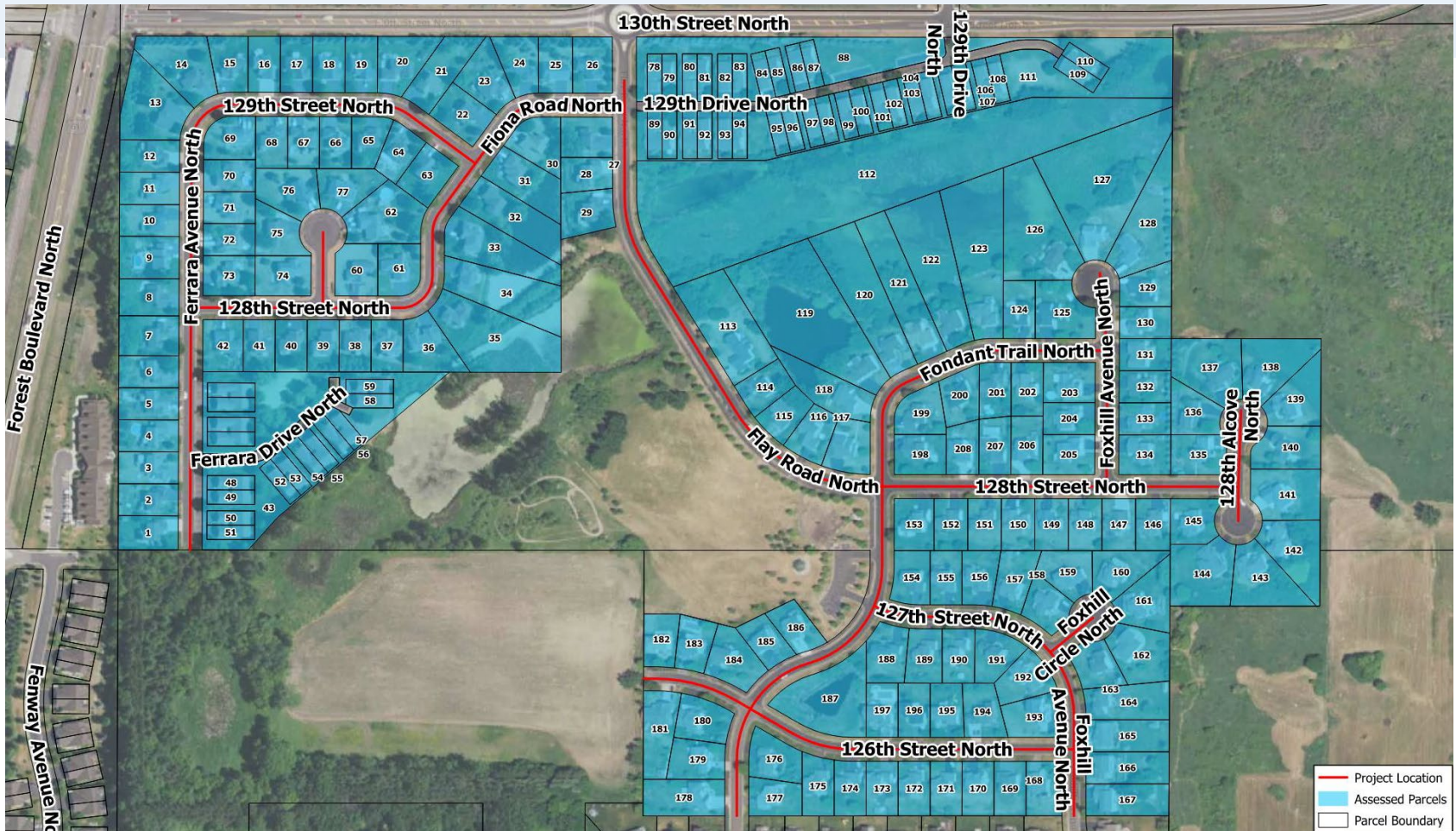
- Properties without frontage with access via shared driveway are assessed 1 unit per buildable lot or modified as above.
- Larger parcels that can be subdivided are assessed based on the number of units that may be created based on zoning.
- Parcels are assessed number of units only for the street being improved.



# Assessments

- Applied City policy rates per construction type for this project:
  - \$2,100 per unit for mill and overlay section
- Per unit assessments do not change based on assessment areas or number of assessments on a project.
- Estimated Project Cost: \$1,543,300
  - Assessments: \$337,810.20 (21.9%)
  - City: \$1,205,489.80 (78.1%)
- Town home areas are assessed differently. These HOA's are responsible for reconstructing their private drives. Their frontage on the public road is used to determine the amount to be paid. Assessments are uniformly applied to all properties within the HOA. The rate will be significantly less than the per unit assessment due to the number of properties participating over a small amount of roadway frontage.
  - Ferrara Avenue: \$1,080.45
  - 129<sup>th</sup> Drive N: \$216.56

# Assessment Area Map





# Proposed Project Schedule (Tentative)

- *Public Information Meeting* *October 22, 2024*
- *Council Accept Feasibility / Set Public Hearing* *November 4, 2024*
- *Public Informational Meeting* *November 26, 2024*
- **Public Hearing / Consider Authorizing Final Design** **December 2, 2024**
- **Plan Preparation** **November – February 2025**
- **Neighborhood Open House with Plans** **January 2025**
- **Accept Plans / Authorize Advertisement for Bids** **February 2025**
- **Open Bids / Award Contract** **March 2025**
- **Construction** **June – September 2025**
- **Assessment Hearing** **October 2025**

# Next Steps

- Hold Public Improvement Hearing
- Approve Resolution: Ordering the Project and Authorizing the Preparation of Plans and Specifications for the 2025 Beaver Ponds Area Street Improvement Project.



Thank you!

Questions?