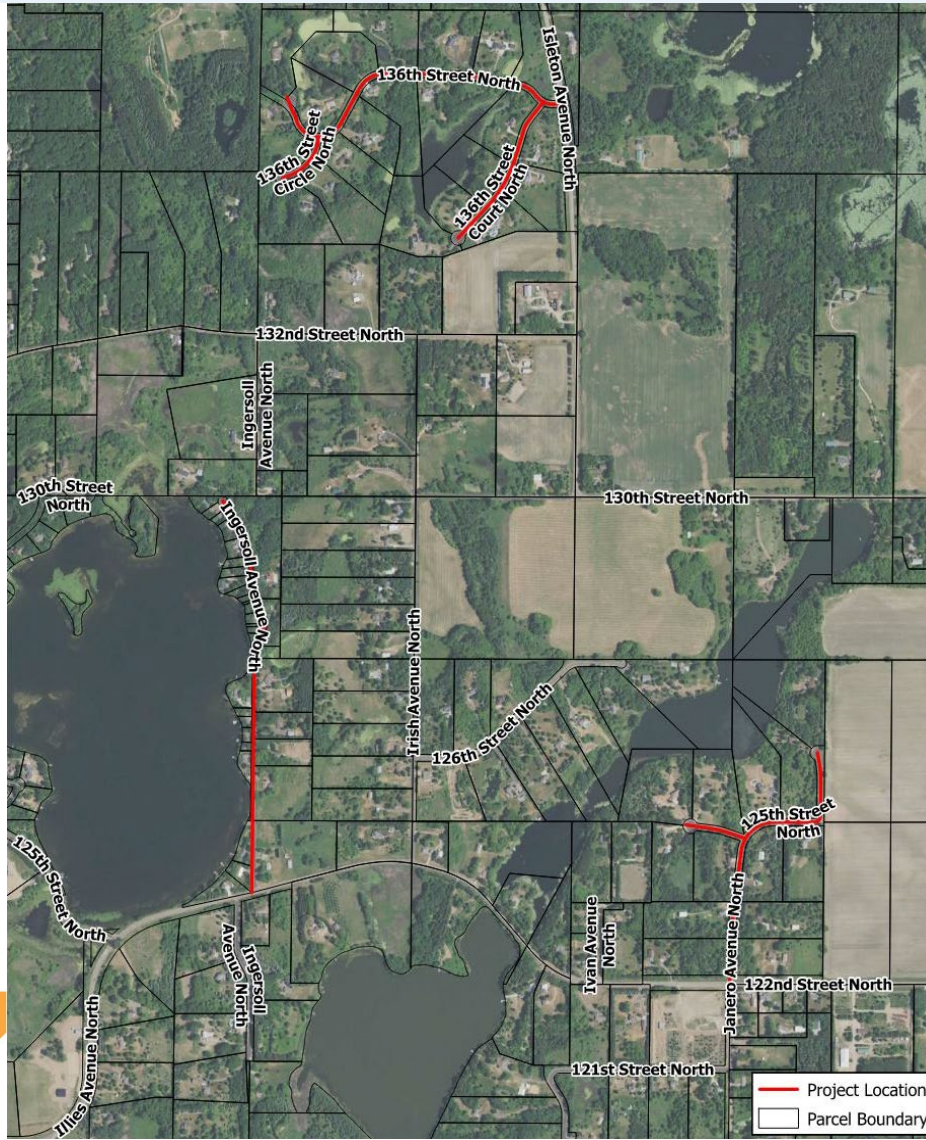


Public Informational Meeting No. 2

2025 Street Improvement Project (Duck Pass, Palmes Long Lake Estates, and Ingersoll Avenue N)

November 26, 2024

Project Location



Roadway Reclamation

- Duck Pass Neighborhood
 - 136th Street Circle N
 - 136th Street N
 - 136th Street Court N
- Palmes Long Lake Estates
 - 125th Street N
 - Janero Avenue N
- Ingersoll Avenue 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)
 - Duck Pass Neighborhood, Palmes Long Lake Estates, and Ingersoll Avenue N have been identified in the CIP for roadway rehabilitation

Existing Conditions – Duck Pass Neighborhood



136th Street



135th Street Court

Existing Conditions – Palmes Long Lake Estates



Janero Avenue



125th Street

Existing Conditions – Ingersoll Avenue



Ingersoll Avenue



Ingersoll Avenue

Proposed Improvements

- Roadway Reclamation/ Overlay
 - This classification is used for existing rural roadway sections that will remain as rural section
 - The improvements will include:
 - Recycling the existing pavement as roadway base
 - Minor subgrade corrections as needed
 - Minor grading
 - Minor storm sewer and drainage improvements

Public Improvement Process - Assessments

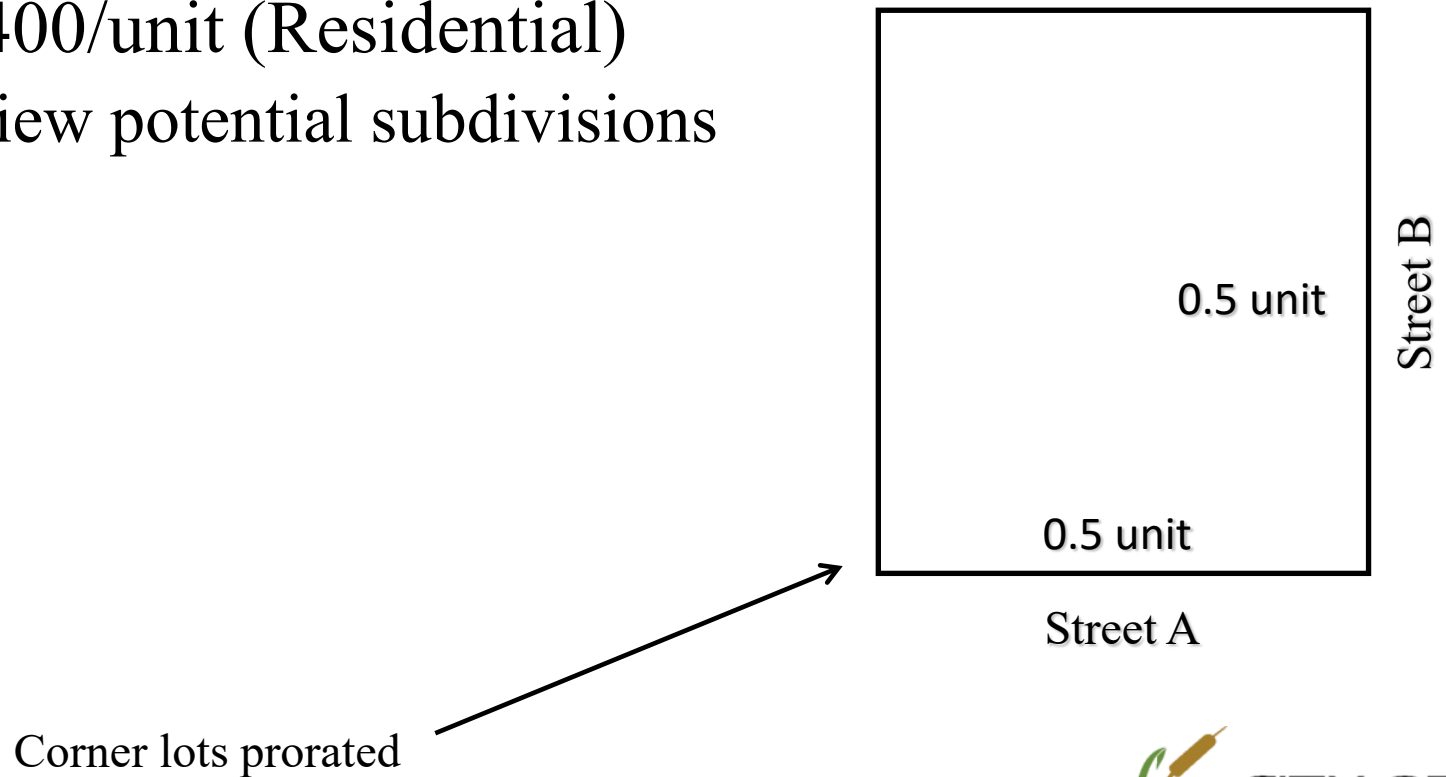
- Assessment process follows Minnesota Statute Chapter 429 – Public Improvements
 - Public Improvement Hearing and Assessment Hearing (Hugo Includes three additional public meetings)
 - Assessments can be pre-paid without interest.
 - Assessments are typically spread over a 10-year period.
 - Interest 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

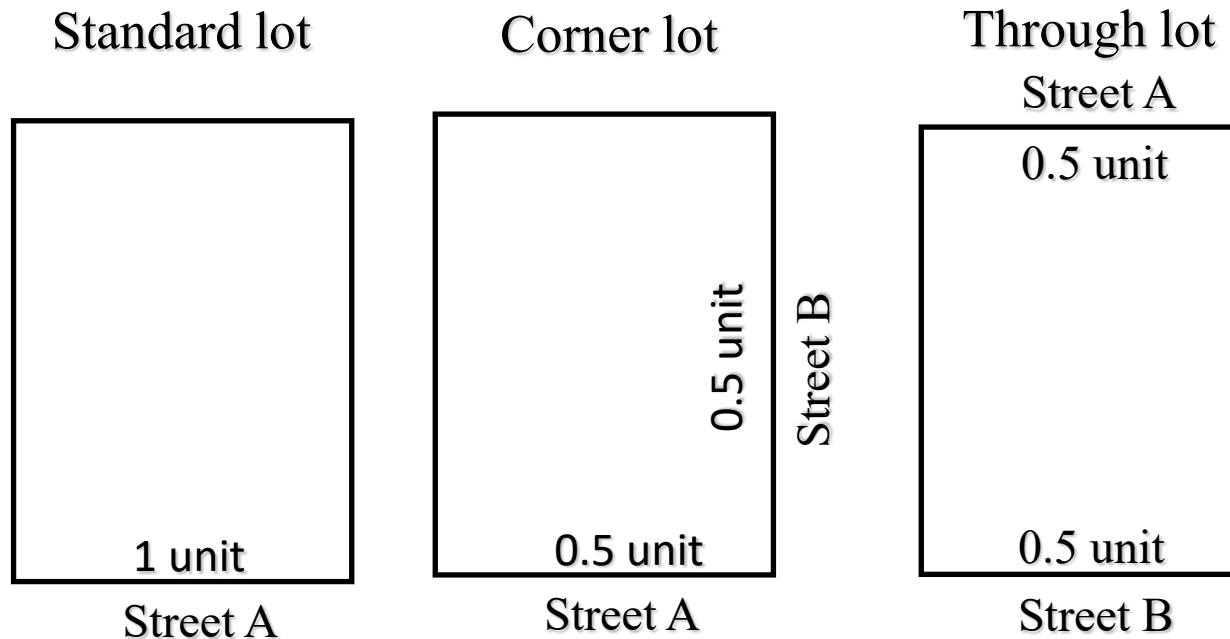
- Estimated Project Cost: \$1,820,900
- Policy Last updated in 2013
- The single-family residential / duplex assessment rates per the City assessment policy are as follows:
 - Complete Reconstruction: \$5,200/unit
 - Partial Reconstruction: \$4,100/unit
 - Roadway Reclamation (rural): \$3,400/unit
 - Urban Roadway Overlay: \$2,100/unit
 - Rural Roadway Overlay: \$1,800/unit
- Majority of Project Costs are paid for by the City

Assessment Policy

- Roadway Reclamation
 - \$3,400/unit (Residential)
 - Review potential subdivisions



Lot Configurations

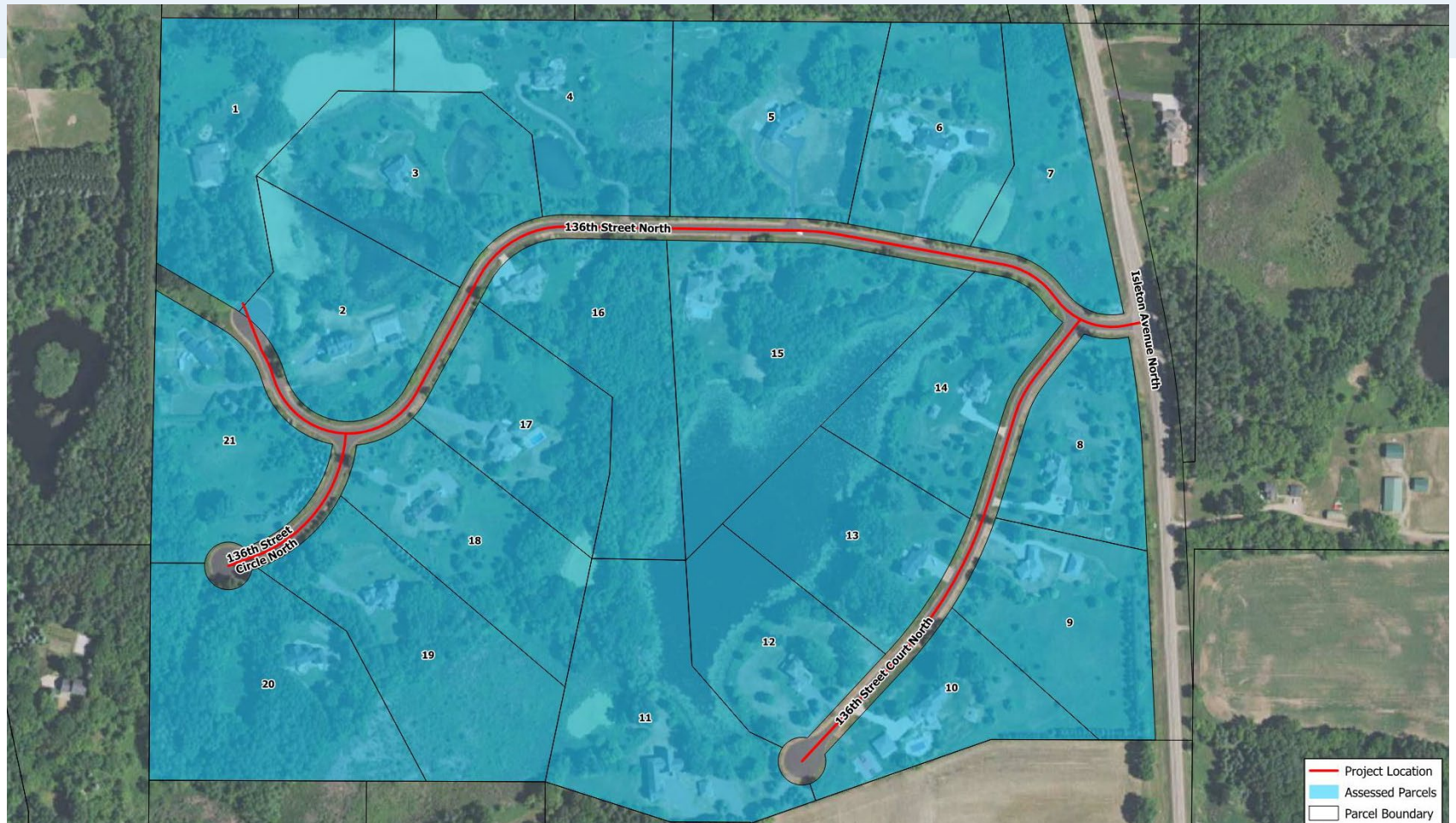


- Properties without frontage with access via shared driveway are assessed 1 unit per buildable lot or modified as above.
- Larger parcels that can be subdivided are assessed based on the number of units that may be created based on zoning.
- Parcels are assessed number of units only for the street being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

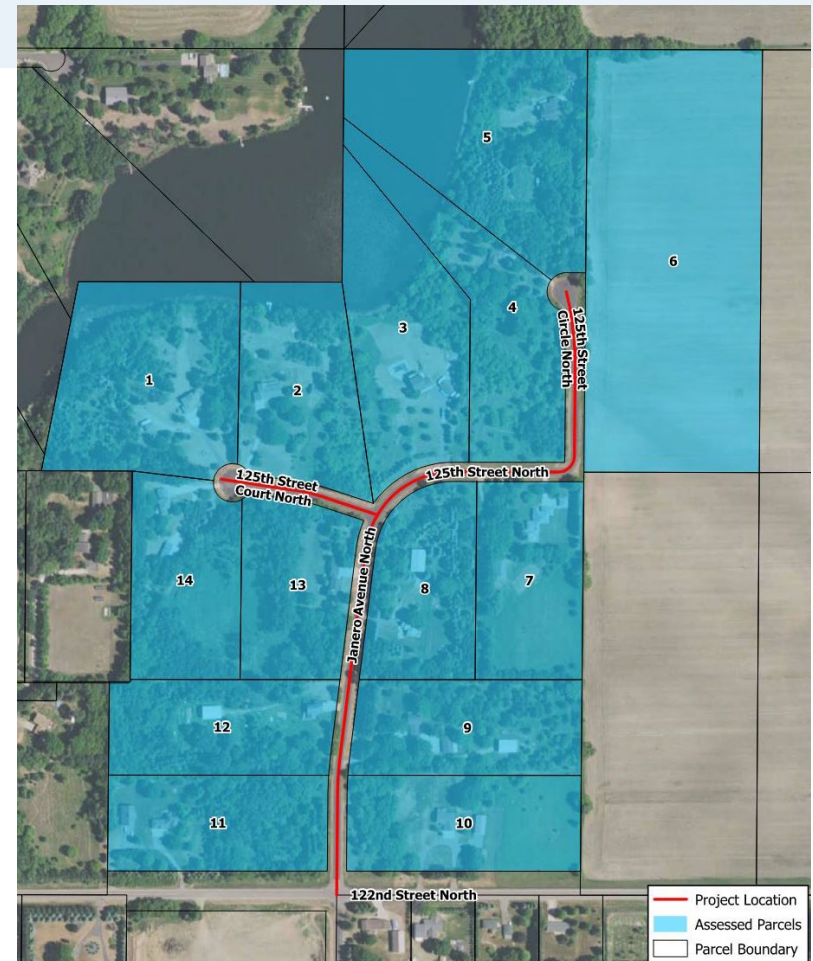
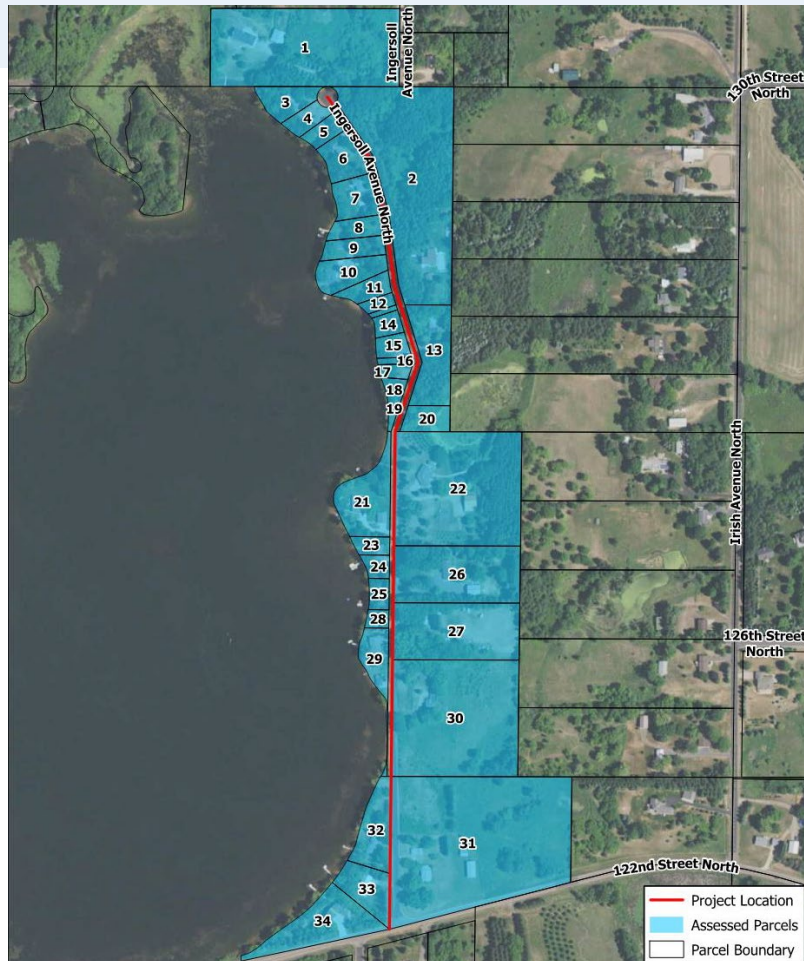
Assessments

- Applied City policy rates per construction type for this project:
 - \$3,400 per unit for roadway reclamation and overlay
- Per unit assessments do not change based on assessment areas or number of assessments on a project.
- Estimated Project Cost: \$1,820,900
 - Assessments: \$180,778 (9.93%)
 - City: \$1,640,122 (90.07%)

Assessment Area Map



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 Street Improvement Project (Duck Pass, Palmes Long Lake Estates, and Ingersoll Avenue N)

Thank you!

Questions?