



# 2024 Street Improvement Project

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NEIGHBORHOOD MEETING

APRIL 18, 2024

# Agenda

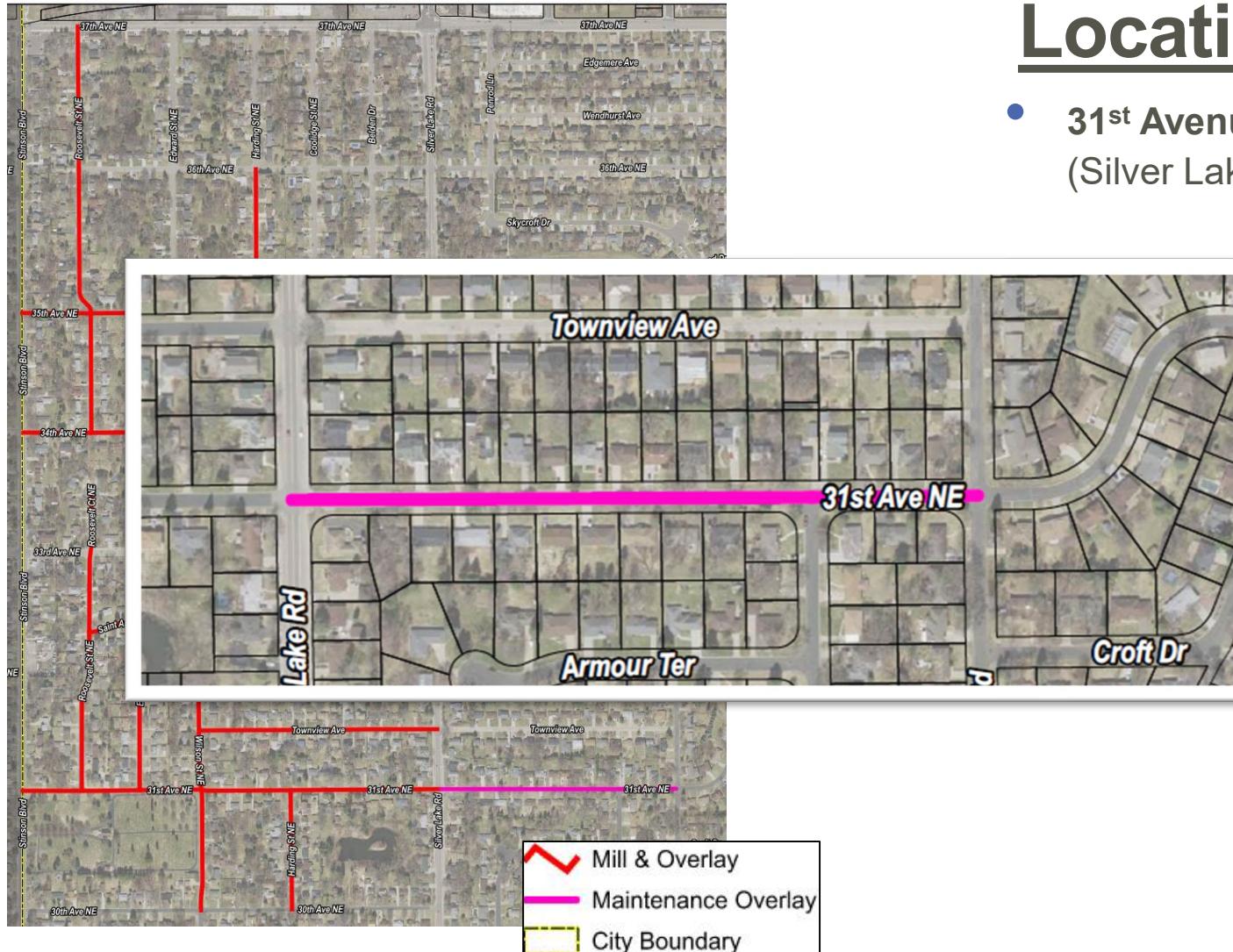
- Project Location
- Proposed Improvements
- Project Funding
- Assessments
- Project Schedule
- Notifications / Additional Information
- Questions

# Proposed Mill and Overlay Project



- **Hilldale Avenue**  
(Silver Lake Road to Rankin Road)
- **32nd Avenue NE**  
(Silver Lake Road to Rankin Road)
- **Roosevelt Street**  
(34th Avenue NE to 37th Avenue NE)
- **35th Avenue NE**  
(Stinson Boulevard to Harding Street)
- **Edward Street**  
(33rd Avenue NE to 35th Avenue NE)
- **Harding Street**  
(34th Avenue NE to 36th Avenue NE)
- **Hilldale Avenue**  
(Belden Drive to Silver Lake Road)
- **32nd Avenue NE**  
(Edward Street e to Silver Lake Road)
- **Edward Street**  
(31st Avenue NE to 33rd Avenue NE)
- **Belden Drive**  
(32nd Avenue NE to 34th Avenue NE)
- **34th Avenue NE**  
(Stinson Boulevard to Silver Lake Road)
- **Wilson Street**  
(30th Avenue NE to 32nd Avenue NE)
- **Harding Street**  
(30th Avenue NE to 31st Avenue NE)
- **Roosevelt Avenue**  
(31st Avenue NE to 33rd Avenue NE)
- **Roosevelt Avenue**  
(33rd Avenue NE to north terminus)
- **St. Anthony Road**  
(Roosevelt Street to Edward Street)
- **Townview Avenue**  
(Wilson Street to Silver Lake Road)
- **31st Avenue NE**  
(Stinson Boulevard to Silver Lake Road)

# Proposed Thin Maintenance Overlay



# Proposed Improvements: Mill Bituminous



# Proposed Improvements: New Bituminous Asphalt



# Common Construction Concerns

- Turf and Driveway Restoration
- Driveway Access Maintained  
Except:
  - Spot curb replacement
- Special Needs / Events
- Sprinkler Systems / Invisible Fencing
- Mail / Garbage Service
- Private Utilities



# Project Funding

## Assessment Policy – Single Family Residential Roadway Mill and Overlay

- Properties assessed on unit basis
  - Residential - 50%
- Residential
  - Interior Lots – 1 unit
  - Corner Lots – 0.5 unit on each roadway

# Project Funding

## Assessment Policy – Multi-Family/Church Roadway Mill and Overlay

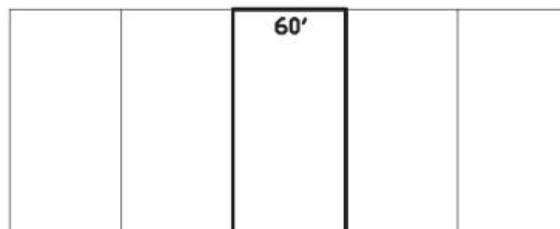
- Properties assessed on front foot basis
  - Multi-Family/Church - 50%

# Project Funding

## STANDARD LOT

ASSESSABLE FOOTAGE = STREET FOOTAGE

STREET



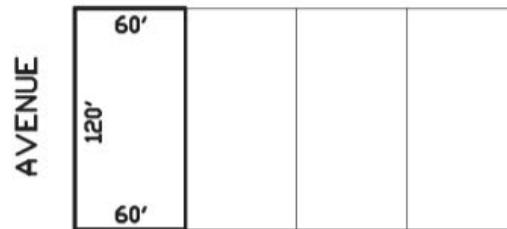
### EXAMPLE

1. WORK ON STREET  
ASSESSABLE FOOTAGE = 60 FT.

## CORNER LOT

ASSESSABLE FOOTAGE =  
STREET FOOTAGE + 1/3 AVENUE FOOTAGE  
+ 1/3 ALLEY FOOTAGE

STREET



ALLEY

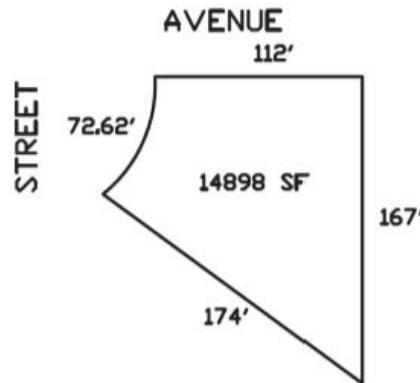
### EXAMPLE

1. WORK ON STREET  
ASSESSABLE FOOTAGE = 60 FT.
2. WORK ON AVENUE  
ASSESSABLE FOOTAGE =  $120/3$  FT. = 40 FT
3. WORK ON ALLEY  
ASSESSABLE FOOTAGE =  $60/3$  FT. = 20 FT
3. WORK ON STREET, AVENUE AND ALLEY  
ASSESSABLE FOOTAGE =  $60 + 40 + 20$  FT = 120 FT

# Project Funding

## FOUR SIDED ODD SHAPED LOTS

LENGTH = AREA / AVERAGE OF TWO SIDES



### EXAMPLE

#### 1. STREET LENGTH

$$\text{AVERAGE OF TWO SIDES} = (112+174)/2 = 143 \text{ FT}$$
$$\text{STREET LENGTH} = 14,898 \text{ SF} / 143 \text{ FT} = 104.18 \text{ FT}$$

#### 2. AVENUE LENGTH

$$\text{AVERAGE OF TWO SIDES} = (167+72.62)/2 = 119.81 \text{ FT}$$
$$\text{AVENUE LENGTH} = 14,898 \text{ SF} / 119.81 \text{ FT} = 124.35 \text{ FT}$$

THE STANDARD ASSESSMENT IS THEN APPLIED TO THESE LENGTHS.

## ODD SHAPED LOTS WITH GREATER THAN 4 SIDES

LENGTH = AREA / AVERAGE DEPTH  
WHERE AVERAGE DEPTH = AVERAGE DEPTH OF  
LOTS IN THE IMMEDIATE VICINITY.



### EXAMPLE

$$1. \text{ STREET LENGTH} = 8700 \text{ SF} / 120 \text{ FT} = 72.50 \text{ FT}$$

$$2. \text{ AVENUE LENGTH} = 8700 \text{ SF} / 70 \text{ FT} = 124.29 \text{ FT}$$

THE STANDARD ASSESSMENT IS THEN APPLIED TO  
THESE LENGTHS.

# Project Costs / Funding Breakdown

<b>2024 STREET IMPROVEMENT PROJECT</b> <b>City of St. Anthony Village, Minnesota</b>			
<b>Funding Summary</b>			
<b>Proposed Improvements</b>	<b>Assessments</b>	<b>City Cost</b>	<b>Total</b>
Total Mill and Overlay Improvements	\$701,900.00	\$1,424,900.00	\$2,126,800.00
Total Salo Park Improvements		\$60,500.00	\$60,500.00
Total Silver Point Park Improvements		\$174,600.00	\$174,600.00
<b>Total Proposed Improvements</b>	<b>\$701,900.00</b>	<b>\$1,660,000.00</b>	<b>\$2,361,900.00</b>

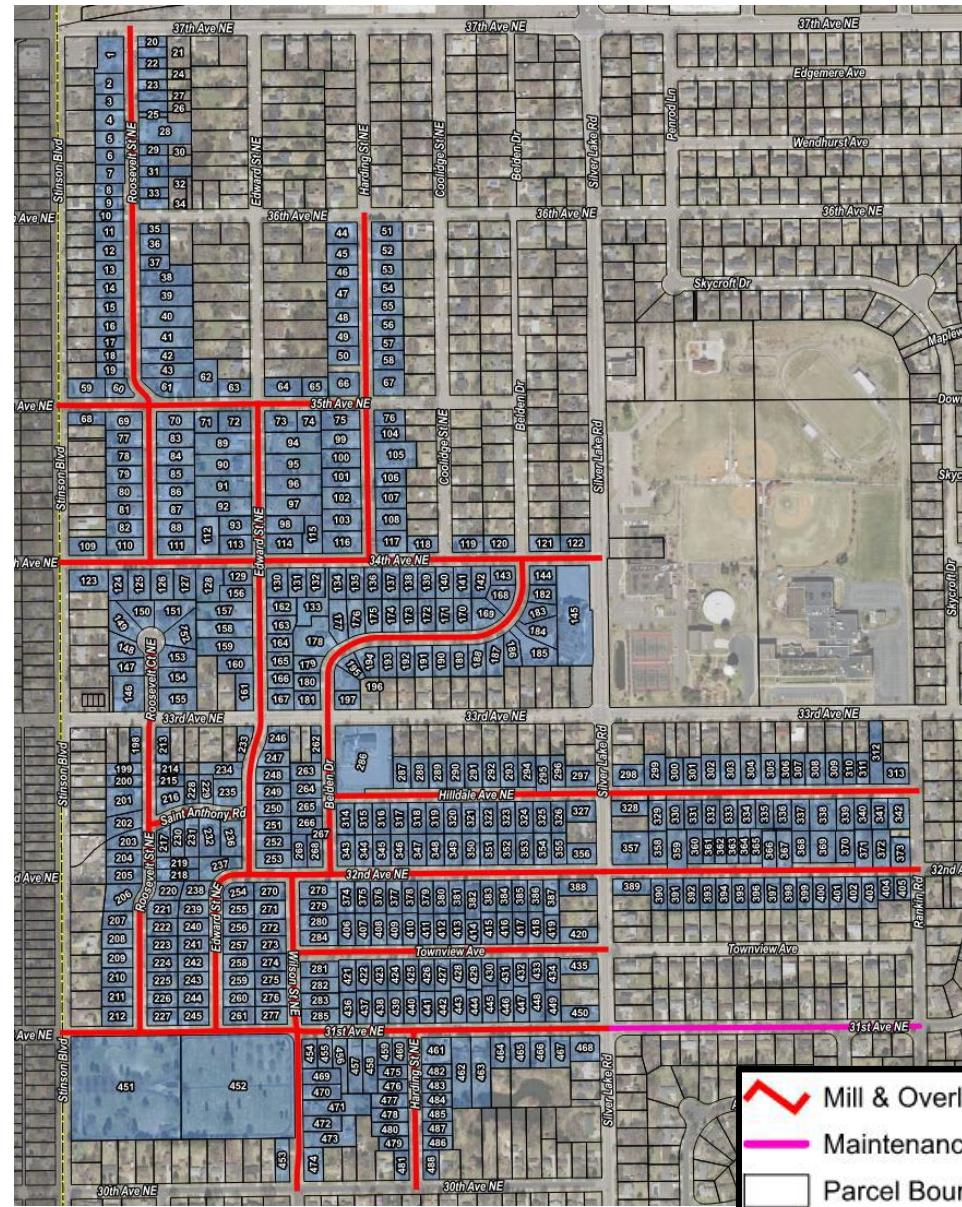
Project funding from Special Assessments and 429 Public Improvement Bonds



# Assessments

- Assessment process follows Minnesota Statute Chapter 429 – Public Improvements
- Written objection appeal must be presented in writing and signed by the property owner prior to or at the hearing.
- Notice of appeal must be filed within 30 days after adoption of the assessment.
- Interest rate is set at the time of assessment certification.

# Assessments



Mill & Overlay  
 Maintenance Overlay  
 Parcel Boundaries  
 Assessment Parcels

# Assessments

- Mill and Overlay Assessments – paid over 10-Yr period
- Interest rate determined at time of bond sale

Option	Deadline
1. Pay-off full assessment to avoid interest	- November 30, 2024 - November 14 (every year after)
2. Partial Payment	- November 1
3. Apply directly to Property Tax	- Automatic if options above are not exercised - 2% over true interest cost

## Assessment Payback Table

### Residential

Example: 4.0% Interest Rate - \$1,532 Assessment

Year	Principal	Principal Paid	Interest	Annual County Fee	Total	Collectible Year
1	\$1,532.00	\$153.20	\$61.28	\$1.50	\$215.98	2024
2	\$1,378.80	\$153.20	\$55.15	\$1.50	\$209.85	2025
3	\$1,225.60	\$153.20	\$49.02	\$1.50	\$203.72	2026
4	\$1,072.40	\$153.20	\$42.90	\$1.50	\$197.60	2027
5	\$919.20	\$153.20	\$36.77	\$1.50	\$191.47	2028
6	\$766.00	\$153.20	\$30.64	\$1.50	\$185.34	2029
7	\$612.80	\$153.20	\$24.51	\$1.50	\$179.21	2030
8	\$459.60	\$153.20	\$18.38	\$1.50	\$173.08	2031
9	\$306.40	\$153.20	\$12.26	\$1.50	\$166.96	2032
10	\$153.20	\$153.20	\$6.13	\$1.50	\$160.83	2033
		\$1,532.00	\$337.04	\$15.00	\$1,884.04	

Interest Payment Declines as Principal is Paid

# Project Schedule

- Council Authorizes Feasibility  
(1<sup>st</sup> of 8 Meetings) June 13, 2023
- Council Accepts Feasibility  
(2<sup>nd</sup> of 8 Meetings) September 12, 2023
- 1<sup>st</sup> Public Informational Meeting  
(3<sup>rd</sup> of 8 Meetings) October 11, 2023
- Council Approves Plans  
(4<sup>th</sup> of 8 Meetings) November 28, 2023
- 2<sup>nd</sup> Public Informational Meeting  
(5<sup>th</sup> of 8 Meetings) January 10, 2024

# Project Schedule

- Open Bids / Compute Assessments  
(6<sup>th</sup> of 8 Meetings) February 1, 2024
- 3rd Public Informational Meeting  
(7<sup>th</sup> of 8 Meetings) April 18, 2024
- Public Hearing / Award Contract  
(8<sup>th</sup> of 8 Meetings) April 23, 2024
- Award Sale of Bonds May 2024
- Begin Construction June 2024
- Substantial Completion September 2024

# Notifications / Project Updates

Sign up to receive email and/or text message  
**project status updates** by visiting  
the project webpage located under  
**Government** then **Projects**  
on the City's website at  
<https://savmn.com>



## 2017 Street and Utility Improvement Project and Appurtenant Work Construction Update #19

### Current Events

#### Phase I (Maplewood Drive and Chelmsford Road)

The Contractor has completed excavations through the intersection of Maplewood Drive and Skycroft Drive. The next operation, to place sand and gravel to rebuild the roadway section, is to be completed by Friday. Following building the roadway, the Contractor will be installing drain tile from the roadway to the right-of-way line.

#### Phase II (Skycroft Drive)

The Contractor is installing sanitary sewer and services along Skycroft Drive working west towards Penrod Lane.

### Future Events

#### Week of July 17<sup>th</sup> (Weather Permitting)

**CONSTRUCTION EDUCATION EVENT:** This event has been rescheduled for 5:00PM on Thursday, July 20<sup>th</sup>. We will be meeting at the park trail entrance located at the intersection of Maplewood Drive and Skycroft Drive.

#### Phase I (Maplewood Drive and Chelmsford Road)

The Contractor plans to install concrete curb and gutter along Maplewood Drive and Chelmsford Road during this week. These operations are weather dependent. Residents will receive a door hanger notice when schedule is confirmed. Concrete requires a 7 (seven) day cure time before it can be driven on. Beginning Monday at 7:00AM, any vehicles that you will need during this time must be parked on adjacent streets and continue to do so until the concrete has cured and driveway access to your residence is restored. Please be sure to notify Ben Perkey as soon as possible if you are having your entire driveway replaced by a private contractor.

#### Phase II (Skycroft Drive)

The Contractor will continue pipe installation along Skycroft Drive. It is planned that during this week the Contractor will be installing water services and storm sewer.

*With both project phases under construction, please be aware of changing weather conditions and use proper judgement when driving around the project site. It is highly recommended that residents park their vehicles on adjacent streets such as 36<sup>th</sup> Avenue NE, Owners Drive, or the lower parking lot at Central Park located behind the Fire Station. Police have been notified that residents will be parking at these locations overnight and will increase patrols throughout the area. Please note, parking outside of the construction area is recommended for your convenience, safety, and to prevent damage to your vehicle.*

*If you need vehicle access to your home or are expecting a delivery, please contact Ben Perkey, the Onsite Project Representative, at (612) 360-1319, for assistance.*

### Tips of the Week

- For Phase II, please be sure all irrigation system locations have been marked.
- Please be safe during construction hours. If possible, please avoid driving onsite during this time. The Contractor will do their best to maintain roadway access.
- Please notify any delivery persons that they may need to walk to reach your home.

### Project Contacts

Onsite Project Rep: Ben Perkey (612) 360-1319

Project Manager: Justin Messner (612) 388-9652

City Engineer: Todd Hubmer (763) 287-7182

Director of Public Works: Jay Hartman (612) 782-3314



# Additional Information

Find additional information regarding street reconstruction projects for the City of St. Anthony, by visiting the

**“St. Anthony Village Reconstruction Process”**

Webpage located under

**How Do I...** then **Learn About**

on the City’s website at

<https://savmn.com>

# Questions

# Existing Pavement Conditions



# Existing Pavement Conditions

