



# 2025 MILL AND OVERLAY IMPROVEMENTS

NEIGHBORHOOD MEETING  
SEPTEMBER 25, 2024

# AGENDA



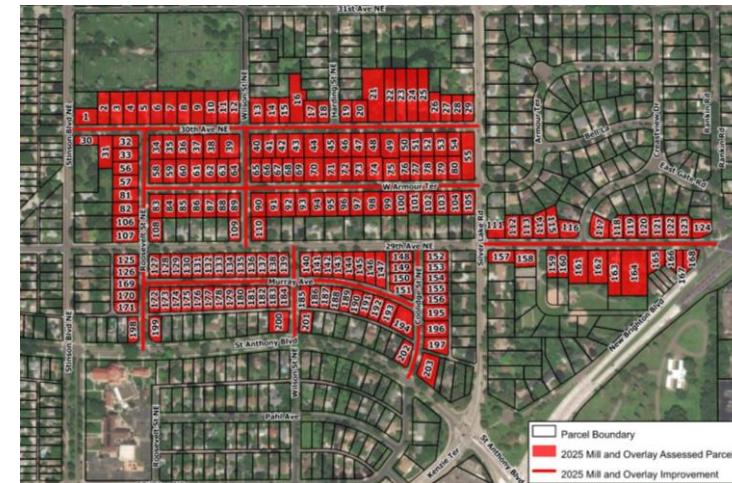
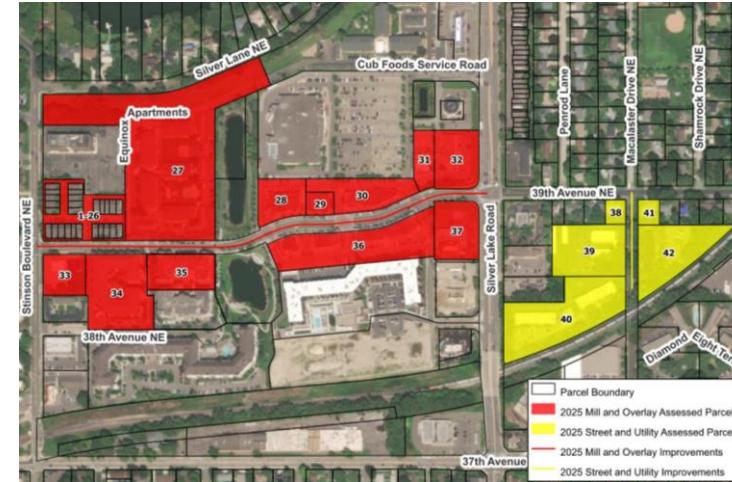
- Project Location
- Proposed Improvements
- Common Construction Concerns
- Project Funding
- Assessments
- Project Schedule
- Notifications / Additional Information
- Questions

# PROJECT LOCATION



## Mill & Overlay Project

- 39<sup>th</sup> Ave NE: Stinson Blvd to Silver Lake Rd
- 30<sup>th</sup> Ave NE: Stinson Blvd to Silver Lake Rd
- Armour Terr: Roosevelt St to Silver Lake Rd
- Murray Ave: Roosevelt St Coolidge St
- 29<sup>th</sup> Ave NE: Silver Lake Rd to Highway 88
- Roosevelt St: St. Anthony Blvd to 30<sup>th</sup> Ave NE
- Wilson St: St. Anthony Blvd to 30<sup>th</sup> Ave NE
- Coolidge St: St. Anthony Blvd to 29<sup>th</sup> Ave NE



# PROPOSED IMPROVEMENTS: MILL BITUMINOUS



# PROPOSED IMPROVEMENTS: NEW BITUMINOUS ASPHALT



# COMMON CONSTRUCTION CONCERNS



- Driveway Access Maintained Except:
  - Paving in front of driveway
- Noise/Dust
- Working Hours
- Mail & Garbage Service
- Special Needs/Events



# COMMON CONSTRUCTION CONCERNS



- Sprinkler Systems / Invisible Fencing
- Private Utilities
- Turf Restoration



# PROJECT FUNDING



## Assessment Policy

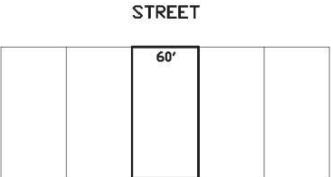
- Residential - Roads
  - Interior Lots – 1 unit
  - Corner Lots – 0.5 unit on each roadway
- Commercial
- Properties assessed on a front foot basis

# PROJECT FUNDING- COMMERCIAL



## STANDARD LOT

ASSESSABLE FOOTAGE = STREET FOOTAGE

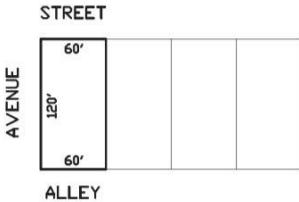


### EXAMPLE

1. WORK ON STREET  
ASSESSABLE FOOTAGE = 60 FT.

## CORNER LOT

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



### 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

## FOUR SIDED ODD SHAPED LOTS

LENGTH = AREA / AVERAGE OF TWO SIDES



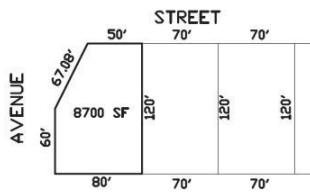
### EXAMPLE

1. STREET LENGTH  
AVERAGE OF TWO SIDES =  $(112+174)/2$  = 143 FT  
STREET LENGTH =  $14,898$  SF / 143 FT = 104.18 FT
2. AVENUE LENGTH  
AVERAGE OF TWO SIDES =  $(167+72.62)/2$  = 119.81 FT  
AVENUE LENGTH =  $14,898$  SF / 119.81 FT = 124.35 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. STREET LENGTH =  $8700$  SF / 120 FT = 72.50 FT
2. AVENUE LENGTH =  $8700$  SF / 70 FT = 124.29 FT

THE STANDARD ASSESSMENT IS THEN APPLIED TO THESE LENGTHS.

# PROJECT FUNDING



<b>2025 STREET AND UTILITY IMPROVEMENTS</b>			
City of Saint Anthony Village, Minnesota			
<b>Funding Summary</b>			
<b>Proposed Improvements</b>	<b>Assessments</b>	<b>City Cost</b>	<b>Total</b>
Total Mill and Overlay Improvements	\$457,700.00	\$1,332,500.00	\$1,790,200.00
<b>Total Proposed Improvements</b>	<b>\$457,700.22</b>	<b>\$1,332,500.00</b>	<b>\$1,790,200.00</b>

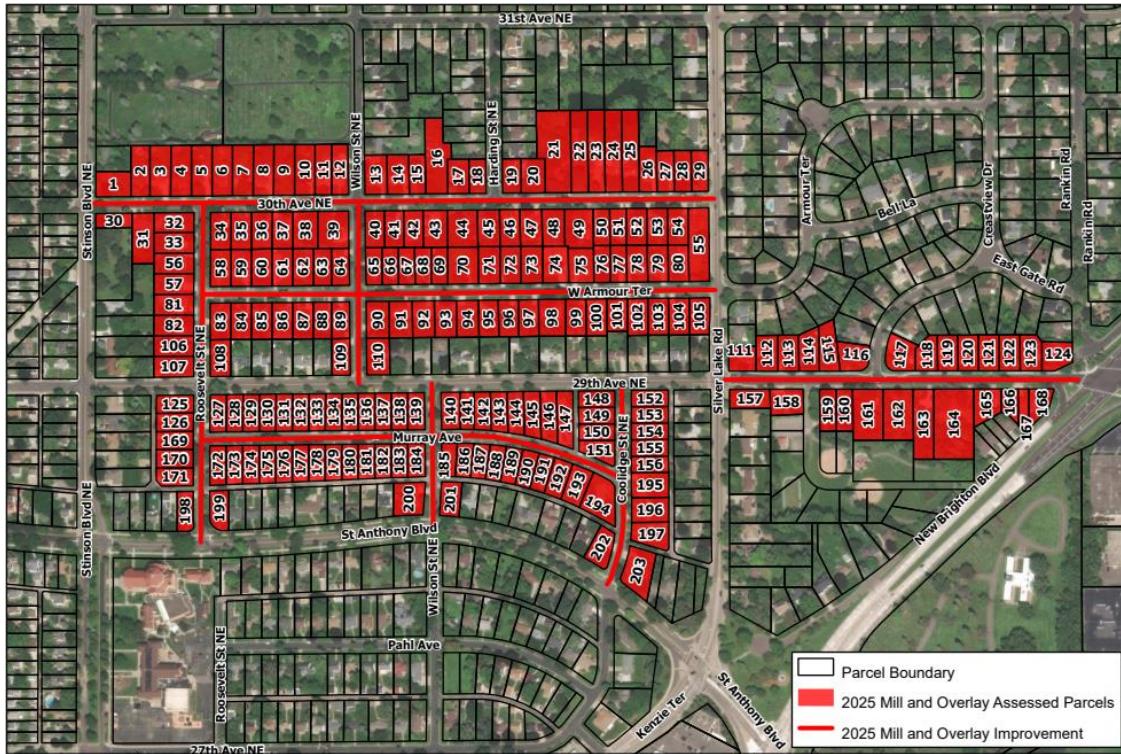
Project funding from Special Assessments and 429 Public Improvement Bonds

# 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 AND OVERLAY



# ASSESSMENTS



- 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, 2025 - 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

# PROJECT SCHEDULE



- Council Authorizes Feasibility ..... June 11, 2024  
(1<sup>st</sup> of 8 Meetings)
- Council Accepts Feasibility ..... August 15, 2024  
(2<sup>nd</sup> of 8 Meetings)
- 1<sup>st</sup> Public Informational Meeting ..... September 25, 2024  
(3<sup>rd</sup> of 8 Meetings)
- 2<sup>nd</sup> Public Informational Meeting ..... November 2024  
(4<sup>th</sup> of 8 Meetings)
- Council Approves Plans ..... December 2024  
(5<sup>th</sup> of 8 Meetings)
- Open Bids / Compute Assessments ..... February 2025  
(6<sup>th</sup> of 8 Meetings)

# PROJECT SCHEDULE



- 3rd Public Informational Meeting ..... March 2025  
(7<sup>th</sup> of 8 Meetings)
- Public Hearing / Award Contract ..... April 2025  
(8<sup>th</sup> of 8 Meetings)
- Award Sale of Bonds ..... May 2025
- Begin Construction ..... June 2025
- Substantial Completion ..... September 2025

# NOTIFICATIONS / 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, Downers 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  
**“PROJECTS”**

Webpage located under

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

on the City's website at

<https://savmn.com>

# QUESTIONS?



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**Justin Messner**  
City Engineer  
612.388.9652

[jmessner@wsbeng.com](mailto:jmessner@wsbeng.com)

# CORES



Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
39th Ave NE	4	40	Yes	Some transverse cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
7	1.5" - Wear (3+ Lifts of material) Good condition	12+ - Recycled Concrete, Sand with gravel, brown	Did not reach apparent change in material

39<sup>th</sup> Ave



Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Roosevelt St NE	2	26	Yes	Surface stripping, Some transverse cracking

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
3	1.5" - Wear 1.5" - Base Poor - Wear layer raveling	9" - Recycled Concrete, Sand trace gravel, Brown	f-m Sand, Light Brown

Roosevelt  
Street



Location	Number of Lanes	Roadway Width (ft)	Curb and Gutter	Surface Distresses
Murray Ave	2	26	Yes	Surface stripping

Bituminous Depth (in)	Lift Thickness and Condition	Base Depth and Description	Subbase or Subgrade Description
3.5	1.5" - Wear 2" - Base Good condition	6" - Sand trace gravel, Brown	f-m Sand, Light Brown

Murray Ave



# PAVEMENT LIFE CYCLE

