



2025 MILL AND OVERLAY IMPROVEMENTS

NEIGHBORHOOD MEETING
SEPTEMBER 25, 2024

AGENDA



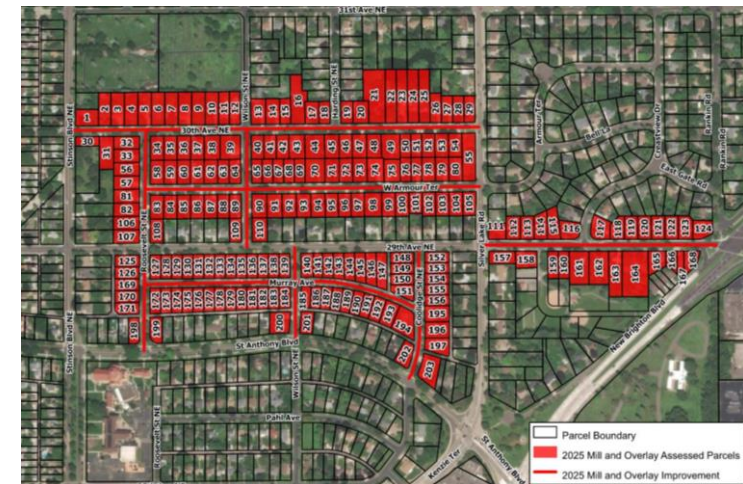
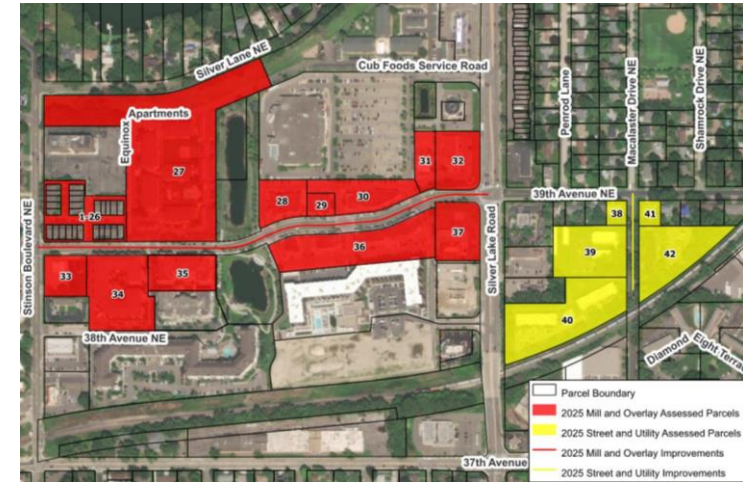
- Project Location
- Proposed Improvements
- Common Construction Concerns
- Project Funding
- Assessments
- Project Schedule
- Notifications / Additional Information
- Questions

PROJECT LOCATION



Mill & Overlay Project

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

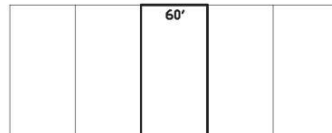
PROJECT FUNDING-COMMERCIAL



STANDARD LOT

ASSESSABLE FOOTAGE = STREET FOOTAGE

STREET



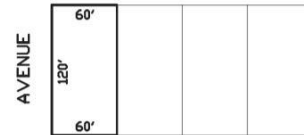
EXAMPLE

1. WORK ON STREET
ASSESSABLE FOOTAGE = 60 FT.

CORNER LOT

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

STREET



ALLEY

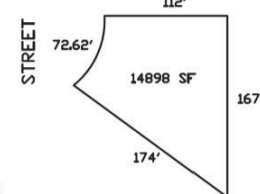
EXAMPLE

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

FOUR SIDED ODD SHAPED LOTS

LENGTH = AREA / AVERAGE OF TWO SIDES

AVENUE



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



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

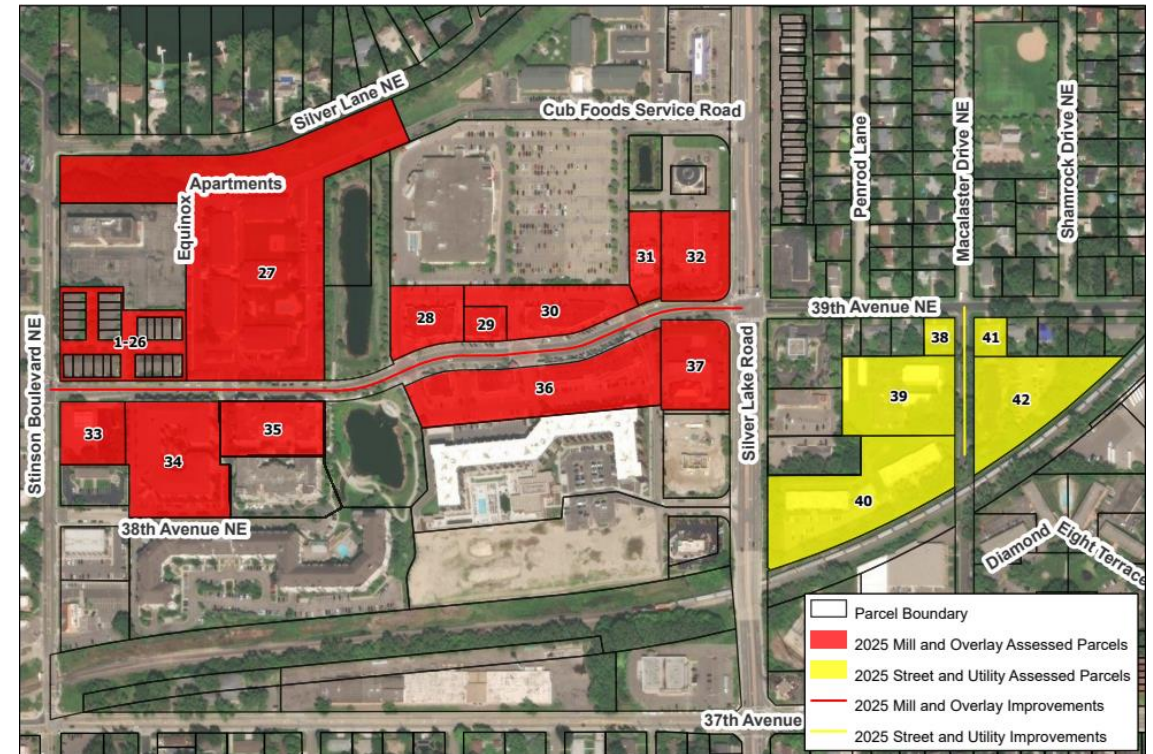
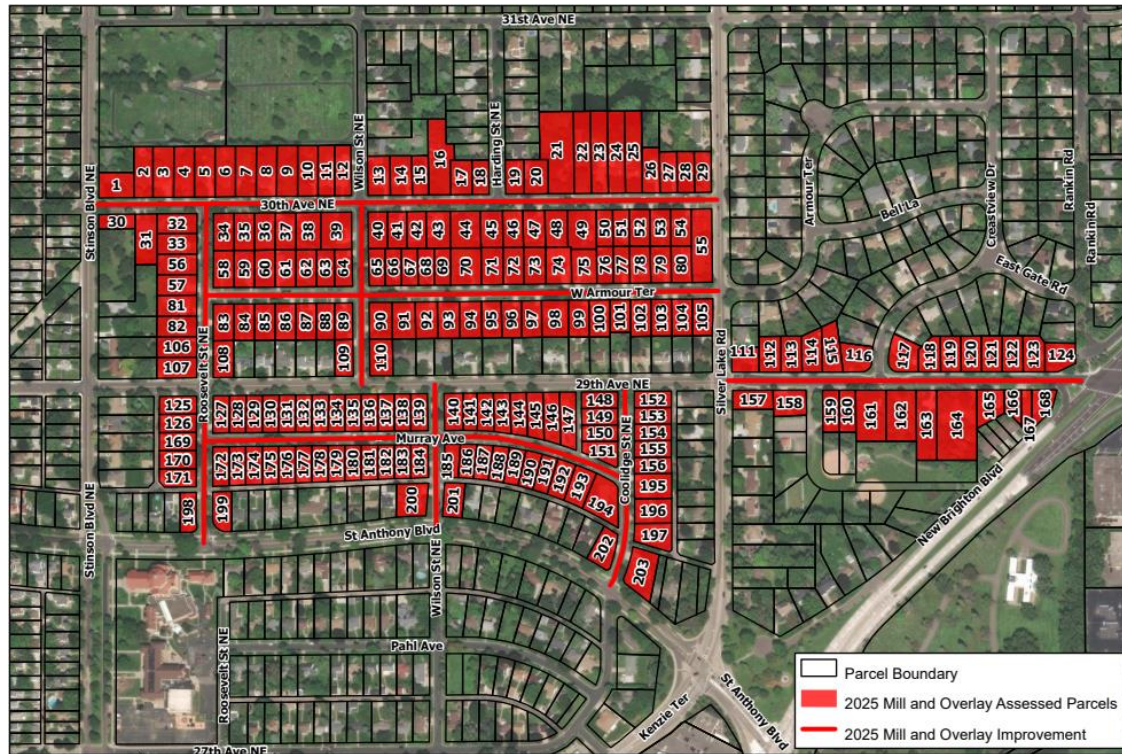
Project funding from Special Assessments and 429 Public Improvement Bonds

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



PROJECT SCHEDULE

- 3rd Public Informational Meeting.....March 2025
(7th of 8 Meetings)
- Public Hearing / Award Contract.....April 2025
(8th 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 17th (Weather Permitting)

CONSTRUCTION EDUCATION EVENT: This event has been **rescheduled** for 5:00PM on Thursday, July 20th. 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 36th 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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CORES



Core 4

Street Photos



Core Photos



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

39th Ave

Core 14

Street Photos



Core Photos



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

Core 18

Street Photos



Core Photos



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

