



# Holyoke Avenue Improvement Project

Assessment Hearing

July 17, 2017



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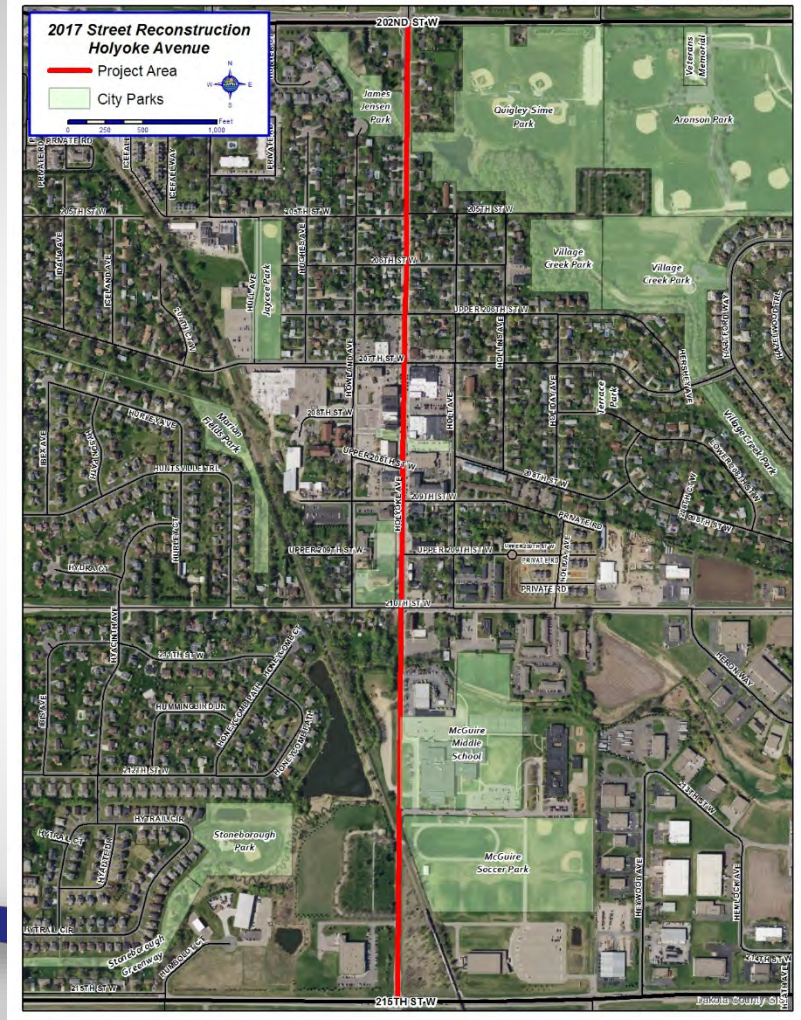


# Project Scope

- Mill and Overlay
- Complete Sidewalk Replacement (Business District)
- Streetscape Improvements
- Streetlight Replacement



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# Project Background

Began Discussions with the DLBA

August, 2015

Authorize Feasibility Report

November 21, 2016

Neighborhood Meeting

December 8, 2016

Accept Feasibility Report/Set Public Hearing

February 6, 2017

Public Hearing and Order Project

March 6, 2017

Open Bids/Compute Assessments

June 2, 2017



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# Streetscape Analysis

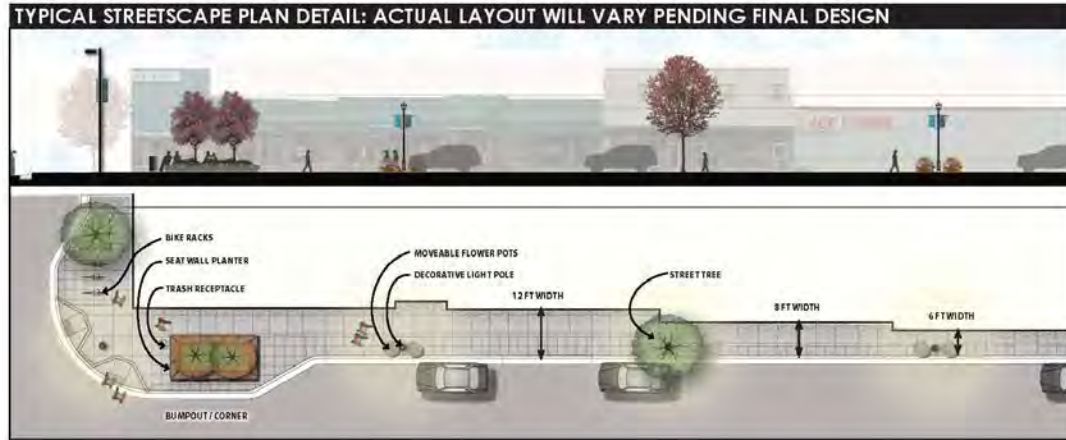
- Business District
  - Sidewalks
  - Streetscape
  - Streetlight replacement
  - Gateway signage



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# Streetscape Improvements



## TYPICAL STREETScape

- Bumpouts for pedestrian safety and district features at key intersections
- Special scoring patterned concrete walks
- Raised decorative concrete seatwall planting areas at key bumpouts
- Street trees for shade
- Curbed planting beds for shade trees and low perennial plantings
- Tree grates (or optional flexible/porous pavement material) with structural soil at limited space walk widths
- Brick columns and railing for pedestrian buffers
- Decorative street lighting (by Xcel) with banners (City)
- Moveable flower pots along sidewalk

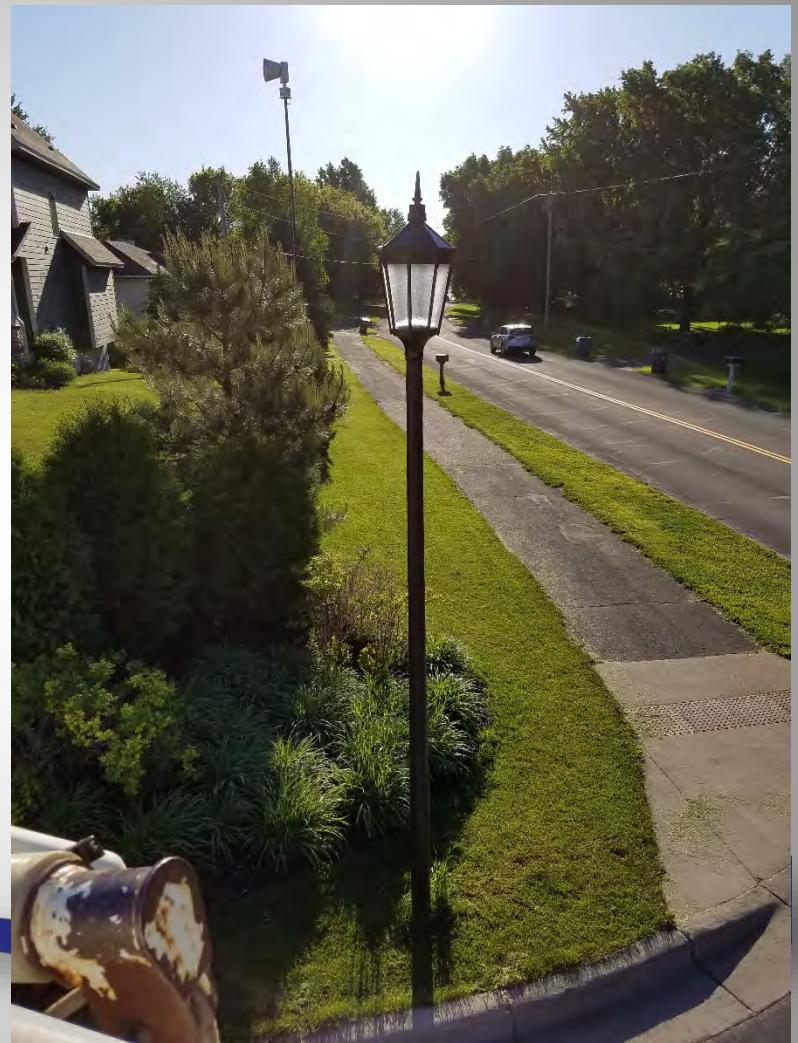


Position



# Street Lights

- Replace existing fixtures with LED fixtures
  - Lantern (pictured)
    - Mid-block
  - Cobra
    - Intersections



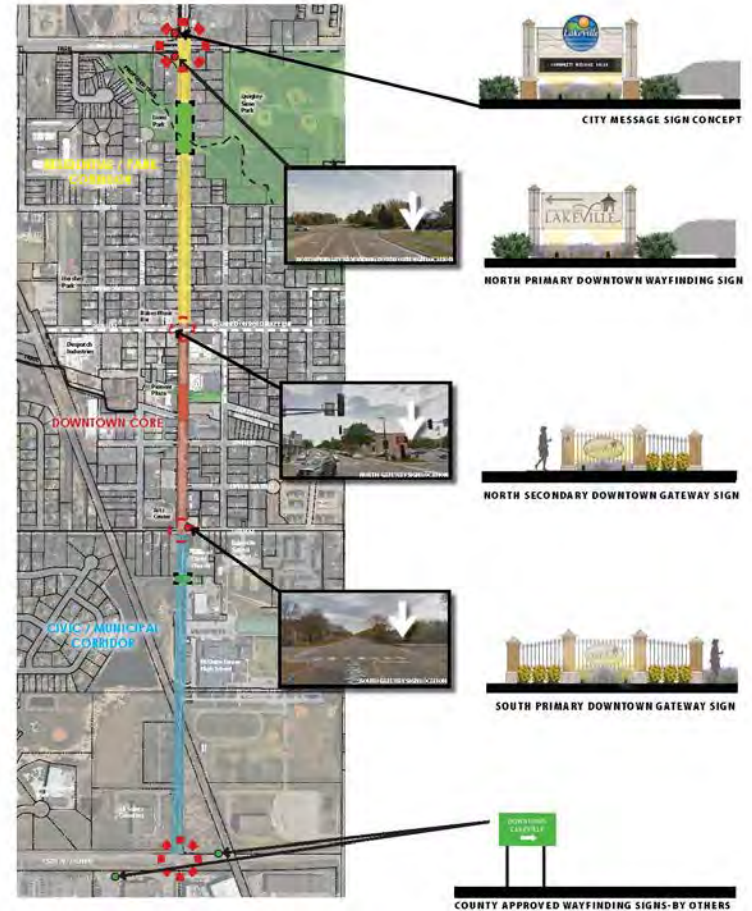
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# Signage

- City Message Sign
- Wayfinding Sign
- Gateway Signs
- County approved Wayfinding Signs



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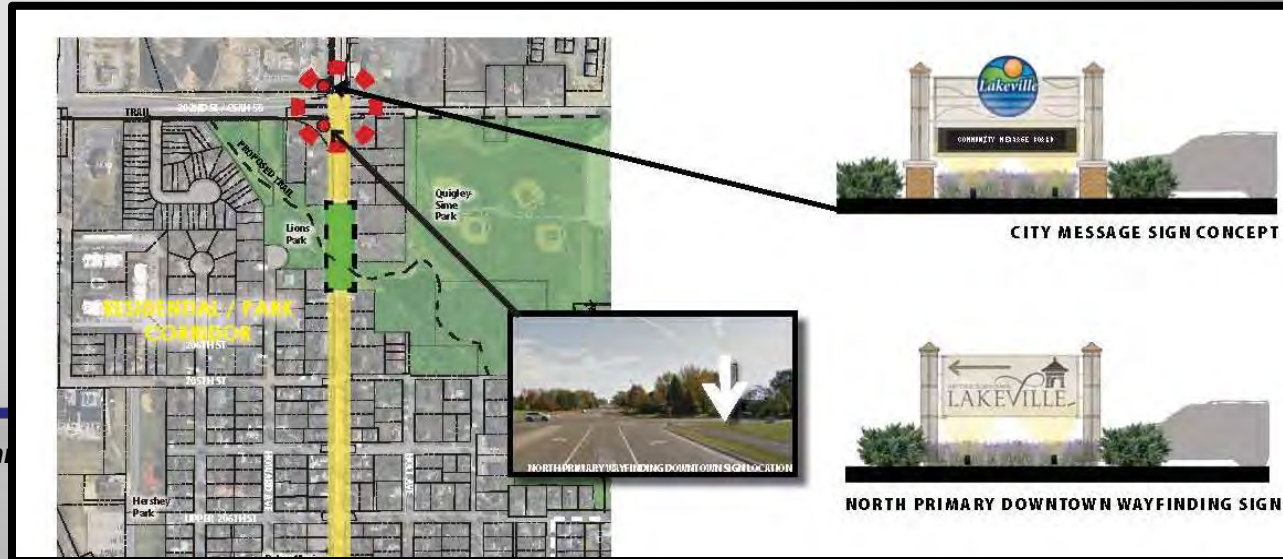


# City Message Sign & North Wayfinding Sign

- City Message Sign: City Communication Funds
- North Wayfinding Sign: Dakota County TIF and CDA RIG Grant



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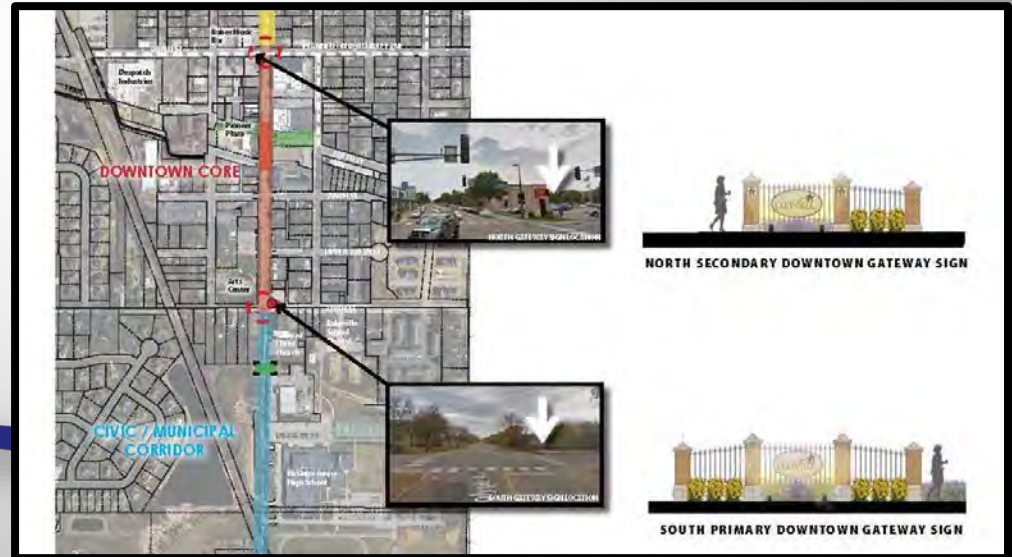
CITY MESSAGE SIGN CONCEPT

NORTH PRIMARY DOWNTOWN WAYFINDING SIGN



# North & South Gateway Signs

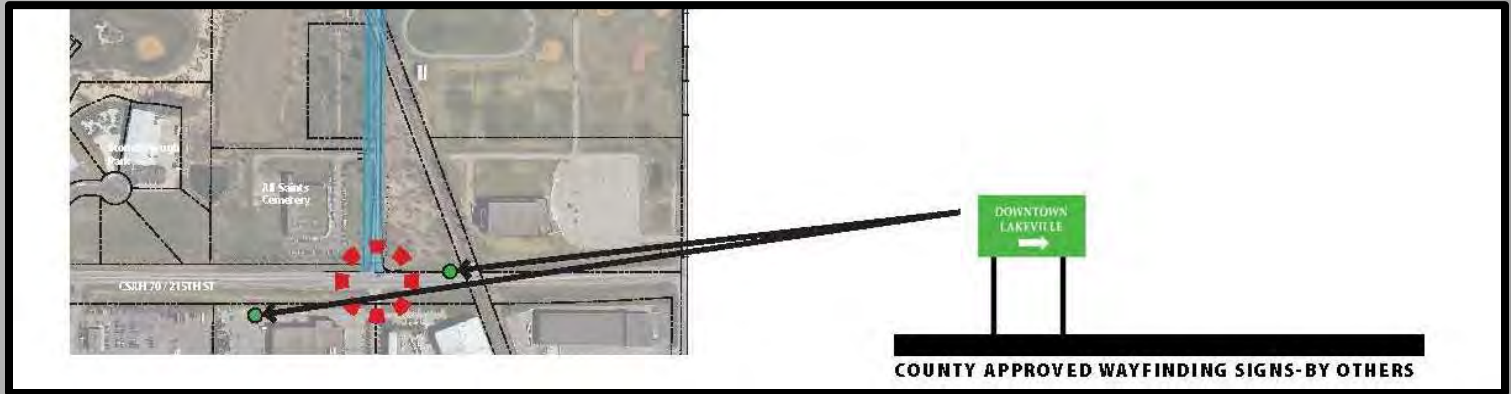
- Special Assessments, Dakota County CDA TIF, CDA RIG Grant and City of Lakeville TIF District No. 3 Funds



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# County Approved Wayfinding Signs

- City Funds



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# Projected Costs

Feasibility Estimate

\$2,348,205

Bid Results

\$2,913,317



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# Project Costs

Street and Storm Sewer Improvements: Assessable	\$1,343,770
Street and Storm Sewer Improvements: Non-Assessable	\$176,925
210 <sup>th</sup> Street Turn Lane Improvements	\$59,223
Arts Center Parking Lot Improvements	\$80,346
Market Plaza Sidewalk Improvements	\$31,946
Electrical Improvements	\$73,531
Gateway Signage	\$181,026
Streetlights, Traffic Signal Painting, Banners & Flags	\$398,074
Indirect Costs	\$568,476
TOTAL	\$2,913,317



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# Project Funding

	Feasibility Estimate	Bid Results	Percent Change
Property Taxes	\$1,137,756	\$1,291,583	11.9%
Special Assessments – Streets	\$593,845	\$507,146	- 17.1%
Special Assessments – Signage	\$16,660	\$10,614	-57.0%
Street Light Operating Fund	\$456,800	\$400,000	-14.2%
Communications Fund	\$78,144	\$98,103	20.3%
Pavement Management Fund	\$ -	\$37,759	100.0%
Building Fund	\$ -	\$94,966	100.0%
Dakota County CDA TIF	\$65,000	\$65,000	0%
Dakota County RIG	\$ -	\$250,000	100%
City of Lakeville TIF Dist. #3	\$ -	\$158,146	100%
<b>TOTAL</b>	<b>\$2,348,205</b>	<b>\$2,913,317</b>	<b>24.1%</b>



# Proposed Assessments

	Feasibility Estimate	Bid Results	Percent Change
SF Unit Rate (202 <sup>nd</sup> St. – 207 <sup>th</sup> St.)	\$1,948.64	\$1,967.00	0.94%
FF Rate Street Improvements (U. 206 <sup>th</sup> St. – 210 <sup>th</sup> St.)	\$155.53	\$135.44	-12.92%
FF Rate Signage Improvements (U. 206 <sup>th</sup> St. – 210 <sup>th</sup> St.)	\$5.56	\$3.54	-36.66%
SF Unit Rate (210 <sup>th</sup> St. – 215 <sup>th</sup> St.)	\$1,053.84	\$960.15	-8.89%
FF Rate Street Improvements (210 <sup>th</sup> St. – 215 <sup>th</sup> St.)	\$11.02	\$8.65	-21.51%



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# City Assessment Policy

- Assessments will be considered at tonight's public hearing.
- Assessments can be paid without interest by November 15, 2017.
- The assessment period is 10-years.
- Assessment interest rate is 5.0%



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# City Assessment Policy

- Street Improvements
  - 40% of project costs are assessed
    - Includes street, sidewalk, streetscape, signage and storm sewer improvements
    - Properties benefitting from the improvements to be assessed
- Streetlight improvements are not assessed



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# City Assessment Policy

- Single Family Unit Assessments
  - Prorated to reflect width of a minor collector roadway (40/44)
  - In accordance with the City's Special Assessment Policy



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# City Assessment Policy

- Assessed on a per unit basis for residential properties and properties zoned for residential use
- Assessed on a front foot basis for properties zoned for commercial use



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# City Assessment Policy

- Corner lots
  - Only one unit is assessed for either the side or front
  - Determined by the driveway location, house orientation or past assessments



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# Senior Citizen & Disabled Persons Deferral

- Deferment ends upon:
  - Death
  - Sale of the property
  - Transfer or subdivision of property
  - Loss of homestead status on the property
  - Determination by the City Council that no hardship would occur if payment were required
  - Failure to file a renewal application on time



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# Special Assessments

- Senior citizen and disabled person deferral applications must be submitted by September 30, 2017
- Assessments will be certified to the County in December, 2017



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# Assessment Information

- Assessment policy follows Minnesota State Statue Chapter 429 – Public Improvements
- Written intent to appeal must be presented in writing and presented by the property owner prior to or at the hearing.



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# Project Schedule

Declare Costs/Set Assessment Hearing	June 19, 2017
2 <sup>nd</sup> Neighborhood Meeting	July 10, 2017
Assessment Hearing	July 17, 2017
Award Construction Contract	July 17, 2017
Construction	July 18, 2017 – Oct., 2017
Certify Assessments	December, 2017



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# Project Communications

- Communication Plan:
  - Construction staging plan and schedule
  - Project contact information
  - Weekly status updates
    - City's website
    - E-mail updates

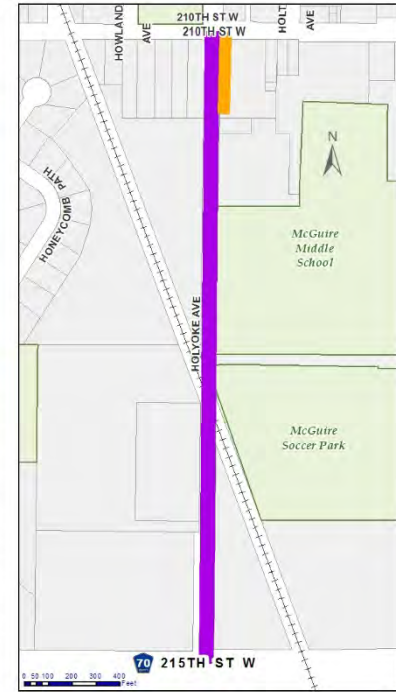


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# Preliminary Phasing Plan



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## Downtown Streetscape Improvements

- Phase 1 - July 18th - September 1st
- Phase 2 - August 24th thru October 9th
- Phase 3 - August 7th thru September 11th
- Phase 4 - August 7th thru September 1st
- Phase 5 - August 7th thru September 15th
- Phase 6 - August 14th thru September 15th

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# Next Steps

- Hold the Assessment Hearing
- Award construction contract for the Holyoke Avenue Improvement Project, CP 17-04



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