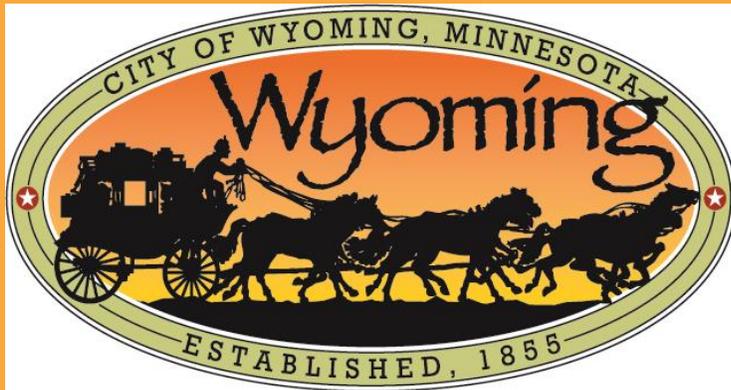


2020 Street Improvement Project



Neighborhood Meeting #2
October 23, 2019

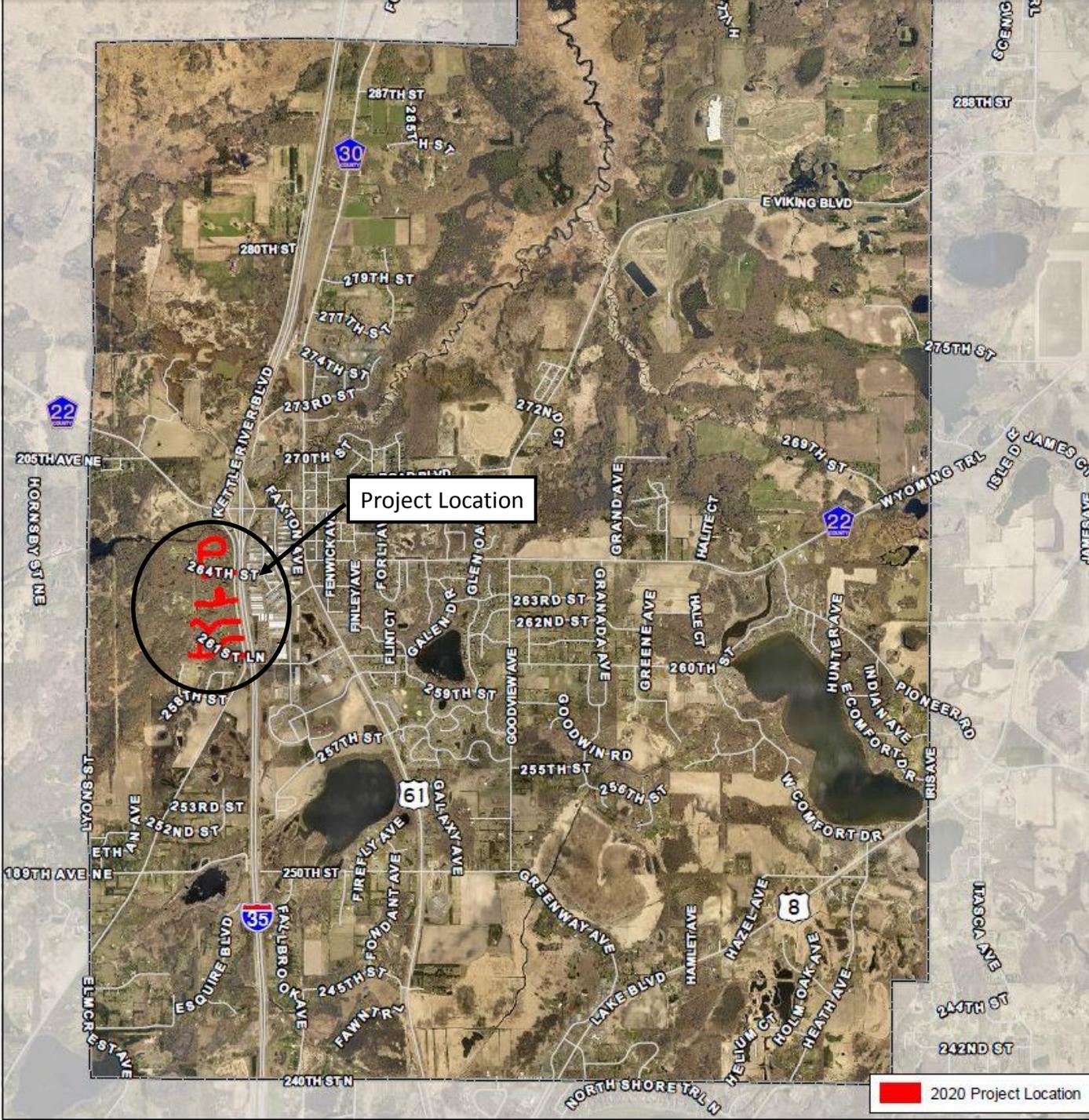
Agenda

- Project Location
- Project Schedule
- Background and Existing Conditions
- Proposed Improvements
- Project Funding
- Assessments
 - Process
 - Financing
- Neighborhood Input
- Next Steps



Project Location

- 264th St / 264th Ct
- Everton Ave / Circle
- 263rd St / 263rd Ct
- 262nd St
- Emerald Ave
- 261st St
- 261st Ln



Project Schedule

- **2nd Public Informational Meeting** **October 23, 2019**
- Public Hearing/Order Plans and Specifications **November 19, 2019**
- Approve Plans and Specifications and Order Ad for Bid **January 2019**
- Open Bids / Award Contract **February/March 2020**
- Begin Construction **Spring 2020**
- Final Completion **October 2020**
- Assessment Hearing **November 2020**

Background

- April 2, 2019 – City Council authorized preparation of an Engineering Feasibility Report for the 2020 Street Improvement Project
- October 15, 2019 – Feasibility Report completed and presented to City Council
- Streets in the project area were originally constructed in the 1970's
- Due to surface and subsurface deterioration reconstruction, rather than maintenance, is required
- Drainage issues have been identified as an ongoing concern

Existing Conditions: Pavement Issues



Existing Conditions: Drainage Issues



Proposed Improvements

- Surface reconstruction
 - Bituminous pavement surface with concrete curb & gutter
 - Proposed road widths match existing if at or below 28-feet
 - Existing road widths greater than 28-feet will be reduced to 28-feet
 - 261st Lane
 - 261st Street
 - 262nd Street
 - Emerald Avenue
- Replacement of fire hydrants as directed by Public Works (Not Assessable)

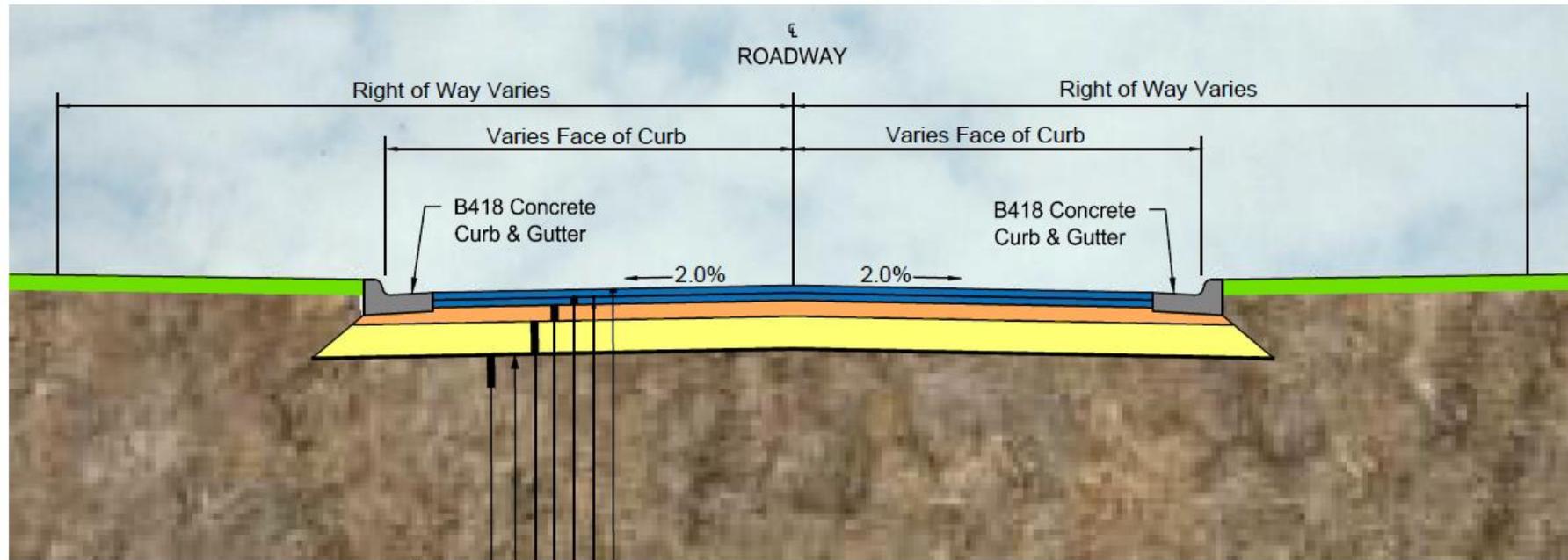
Proposed Improvements

- Drainage
 - Maximize use of existing public drainage facilities
 - Expansion of existing drainage swales/ditches as necessary
 - Replacement of deficient storm sewer structures and culverts within the right-of-way
 - Additional storm sewer system construction as required
 - Clearing of overgrowth and removal of sedimentation in the ditch along the west side of the project area

Proposed Improvements

- Park Improvement Option
 - Pave parking lot
 - Repave existing trail from Emerald Avenue and extend past the picnic shelter to the parking lot
- Park Improvements are NOT assessable and would be funded separately from the street improvements

TYPICAL BITUMINOUS ROAD



261ST LANE	28' F/F
261ST STREET	28' F/F
262ND STREET	28' F/F
EMERALD AVENUE	28' F/F
263RD STREET	24' F/F
263RD COURT	20' F/F
264TH STREET	24' F/F
264TH COURT	24' F/F
EVERTON AVENUE	24' F/F
EVERTON CIRCLE	24' F/F

- 2" TYPE SP 12.5 BITUMINOUS WEARING COURSE MIXTURE (2,C) SPWEB230C (PG 58-34)
- 2357 BITUMINOUS TACK COAT
- 2" TYPE SP 12.5 BITUMINOUS NON WEARING COURSE MIXTURE (2,C) SPNWB230C (PG 58-34)
- 8" AGGGREGATE BASE
- 18" SELECT GRANULAR BORROW
- GEOTEXTILE FABRIC (Mn/DOT 3733, TYPE V)
- 12" SUBGRADE PREPARATION (SCARIFY AND RECOMPACT)

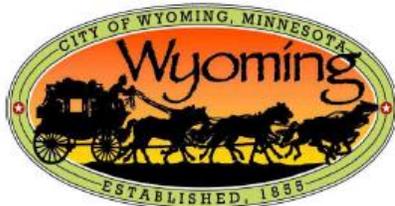


Figure 2 - Typical Section

2020 Street Improvement Project
WYOMING, MN



WSB Project No: 013882-000

Improvements: Curbed Roadway



Street Improvement Project Funding

- 20% Assessed for Surface and Drainage Improvements Only
- Assessment calculation based on Unit rather than Front Footage
 - Assessable units based on number of buildable lots based on current zoning
 - Residential = 1 Unit
- City funds pay remaining costs

Assessment Process

- 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.

Financing Assessments

- Assessments paid over 15-Yr Period
- Interest Rate determined at time of Assessment Hearing
 - Past Years: Varied from 4% to 5%

Option	Deadline
1. Pay-off full assessment to avoid interest	- 30 days after adoption - November 15 (every year after)
2. Apply directly to Property Tax	- Automatic if Option #1 is not exercised

Assessment Payback Table

2020 Street Reconstruction Project

Example:	4.50% Interest Rate		\$6,345.13 Assessment		
Year	Principal	Principal Paid	Interest	Total	Collectible Year
1	\$6,345.13	\$423.01	\$285.53	\$708.54	2021
2	\$5,922.12	\$423.01	\$266.50	\$689.50	2022
3	\$5,499.11	\$423.01	\$247.46	\$670.47	2023
4	\$5,076.10	\$423.01	\$228.42	\$651.43	2024
5	\$4,653.10	\$423.01	\$209.39	\$632.40	2025
6	\$4,230.09	\$423.01	\$190.35	\$613.36	2026
7	\$3,807.08	\$423.01	\$171.32	\$594.33	2027
8	\$3,384.07	\$423.01	\$152.28	\$575.29	2028
9	\$2,961.06	\$423.01	\$133.25	\$556.26	2029
10	\$2,538.05	\$423.01	\$114.21	\$537.22	2030
11	\$2,115.04	\$423.01	\$95.18	\$518.19	2031
12	\$1,692.03	\$423.01	\$76.14	\$499.15	2032
13	\$1,269.03	\$423.01	\$57.11	\$480.11	2033
14	\$846.02	\$423.01	\$38.07	\$461.08	2034
15	\$423.01	\$423.01	\$19.04	\$442.04	2035
		\$6,345.13	\$2,284.25	\$8,629.38	

Interest Payment Declines as Principal is Paid

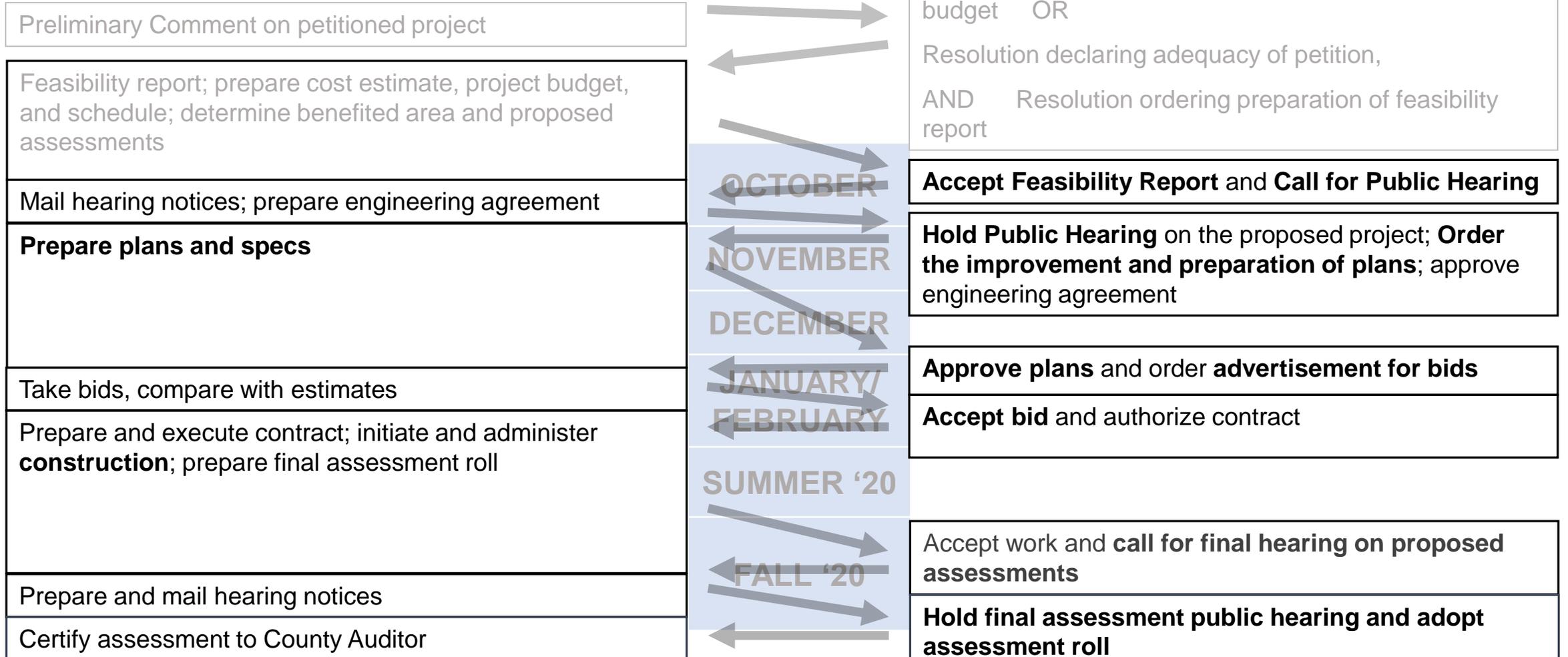
Neighborhood Input

- Design Input/Concerns
 - Drainage Issues
 - Sump Pump Outlets
 - Invisible Fences
 - Underground Irrigation
 - Other Issues?
- Submit Input via the Survey on the Project Website
 - <https://www.surveymonkey.com/r/wyoming2020>
 - Provide email on the sign in sheet to receive the survey link
 - May also fill out comment cards or talk to the design team

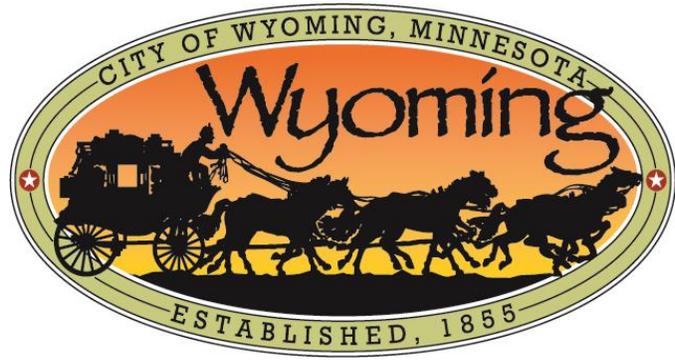
Next Steps: Public Improvement Process for Special Assessment Projects

City Council Decisions

Staff Activities/Tasks



Questions



THANK YOU