



2023 Pavement Management Project

October 5, 2022

Proposed Improvements

Roadways included in the 2023 Pavement Management Project have been identified based on Pavement Condition Index (PCI) score which is comprised of the frequency and types of pavement distress (cracking type, patching frequency, etc.). The PCI is used along with geotechnical analysis to determine the level of repair needed for the roadway. Holton Street, Albert Street, Sheldon Street and Ruggles Avenue are identified for rehabilitation consisting of milling and replacing the top layer of pavement. Garden Avenue is identified for reconstruction, which will consist of grinding all the existing pavement up with the gravel underneath to revitalize and strengthen the base of the roadway. New asphalt will be installed.

Mill and Overlay: Holton Street, Albert Street, Sheldon Street and Ruggles Avenue

- Mill Existing Pavement and Repave 2" Asphalt
- Curb and Gutter Spot Replacement
- Minor Sanitary and Stormwater Improvements

Ruggles Ave Pathway Connection

- Staff Recommends No Improvement

Street Reconstruction: Garden Avenue

- Full-Depth Reclaim and Repave 4" Asphalt
- Significant Curb Replacement
- Minor Sanitary and Stormwater Improvements
- Design criteria below will be determined by City Council at the Improvement Hearing:
 - Roadway Width
 - Proposed Sidewalk

Project Costs and Funding

Total project cost is estimated at \$1,688,000, including contingency and engineering costs.

Mill and Overlay Street Costs:	\$427,000
Garden Avenue Street Costs:	\$680,000
Garden Ave. Sidewalk (West):	\$172,000
Garden Ave. Sidewalk (East):	\$127,000
Storm Sewer Costs:	\$242,000
Sanitary Sewer Costs:	\$ 40,000

Available funding for this project comes from several sources itemized below:

Approximated Assessments:	\$533,000
Street Fund:	\$435,000
Municipal State Aid:	\$435,000
Storm Sewer Fund:	\$242,000
Sanitary Sewer Fund:	\$ 40,000

Proposed Assessments

Streets are assessed by the front footage of each lot. Residential corner lots are assessed 100% for the long side, 0% for the short side. Residential lot depth would be capped at 176 feet to account for unusually long lots between Albert Street and Hamline Avenue.

Assessment Rates for street improvements:

- Residential – 40% of the improvement
- Tax-Exempt – 100% of the improvement

Assessments may be paid in-part or full, interest-free within 30 days. They may also be added to property taxes with interest. The length of time and interest rate are set by City Council. Previously, it has been over 7 years, with the interest rate at 2% above current rate of return on the City's portfolio. The first payment would be due in 2024 with property taxes.

Residents may apply for a hardship deferral if they meet the requirements: homestead property, owner is age 65 or above or retired by virtue of disability, and payment would be a hardship. The assessment would accrue interest while deferred and would be due when the requirements are no longer met. Applications are available at City Hall.

Mill and Overlay: Holton Street, Albert Street, Sheldon Street and Ruggles Avenue

This project has 96 parcels that qualify for assessment, with a total frontage of 8,705 feet (504 feet non-assessable). The average Residential Assessment is \$1,495.34, with an approximated range of \$1,100 to \$3,200. The Estimated Assessment Rates are:

- Residential = \$19.62/ft
- Tax-Exempt = \$49.05/ft

Street Reconstruction: Garden Avenue

This project has 22 parcels that qualify for assessment, with a total frontage of 4,241 feet (553 feet non-assessable). The average Residential Assessment is \$8,844.57, with an approximated range of \$8,100 to \$11,300. The Estimated Assessment Rates are:

- Residential = \$64.14/ft
- Tax-Exempt = \$160.34/ft

Project Timeline

CC Approve Feasibility Report, Order Improvement Hearing	October 26, 2022
CC Improvement Hearing, Finalize Concept for Garden Ave, Order Plans	November 9, 2022
Final Design	Winter 2022/23
CC Approve Plans and Order Advertisement for Bids	Winter 2022/23
CC Accept Bids	Spring 2023
Construction	Summer/Fall 2023
Assessment Hearing	Fall 2023
Final Restoration and Punchlist	Spring 2024

