



Department of Community Assets and Development

PROJECT 19-1, 2019 STREET REHABILITATION

January 31, 2019 Informational Meeting



INFORMATIONAL MEETING NOTICE



January 18, 2019

NOTICE OF INFORMATIONAL MEETING ON PROPOSED 2019 STREET REHABILITATION

In 1980, the New Brighton City Council adopted a Comprehensive Street Plan for maintaining our aging street and alley system. The plan identifies needed maintenance and repair work to insure good serviceability and preservation of the City's street and alley investment. The plan is also used to identify older streets and alleys in need of replacement.

The streets in your neighborhood have been identified as needing replacement in 2019. The overall scope of the project will include pavement replacement, partial curb and gutter replacement, watermain replacement, hydrant replacement, and storm sewer upgrades. A map of the proposed project corridor can be found on the back of this mailing.

You and your neighbors are invited to attend an informal informational meeting to learn about this proposed project. The meeting will be held:

6:00 P.M., THURSDAY, JANUARY 31, 2019
NEW BRIGHTON CITY HALL COUNCIL CHAMBERS
803 OLD HIGHWAY 8 NW

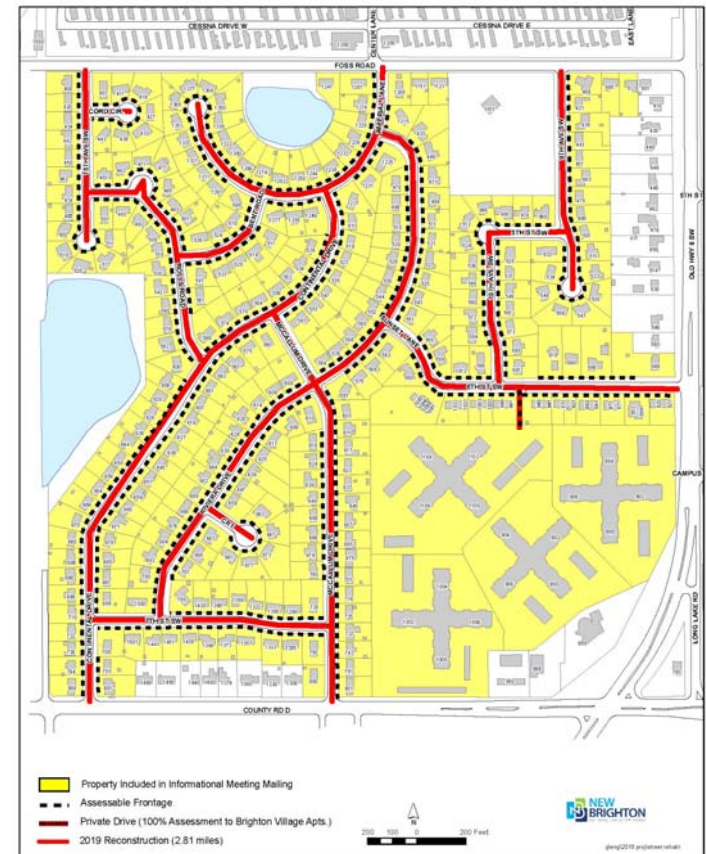
Your input at this meeting will be helpful to prepare a Feasibility Report that will be presented to the City Council. The Feasibility Report will include the need for the project and estimated costs.

The cost of the street replacement portion of the project is paid for in part by the City and in part by special assessments to the benefiting properties. The assessment procedures will be explained at the informational meeting. There will be no assessment to residents for utility repairs or improvements.

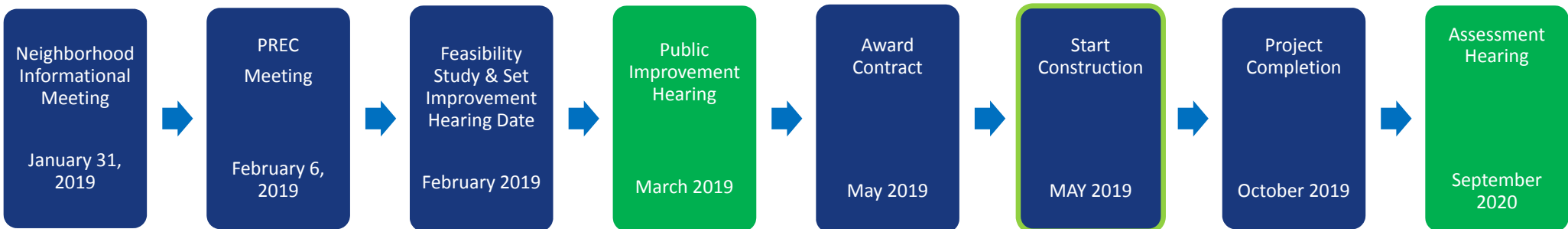
If you are unable to attend this meeting and have any questions, please call (651) 638-2050 or stop by the Department of Community Assets and Development at City Hall.

Please visit the City of New Brighton web site at <http://www.newbrightonmn.gov/> for information about the many functions of the city that works for you.

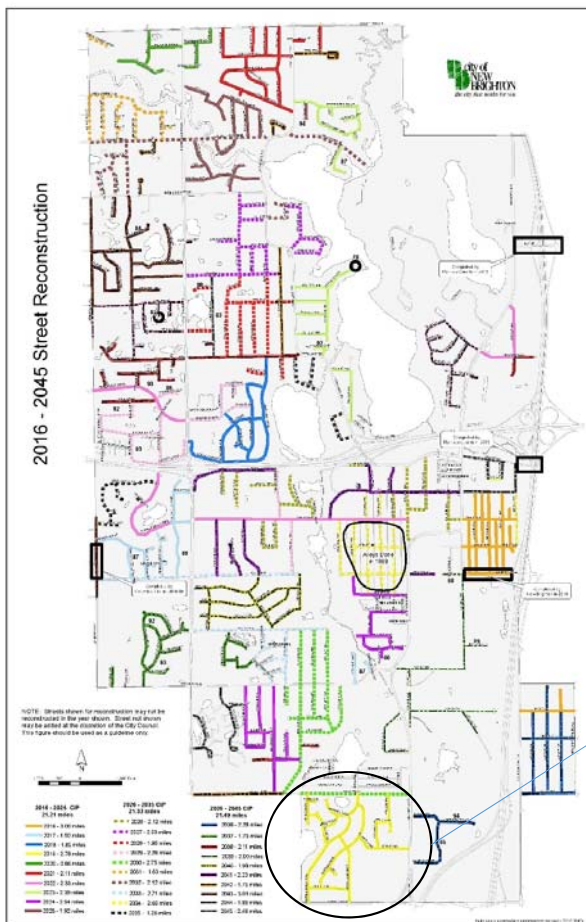
DEPARTMENT OF COMMUNITY ASSETS AND DEVELOPMENT (651) 638-2050



PROJECT 19-1 SCHEDULE



COMPREHENSIVE STREET PLAN

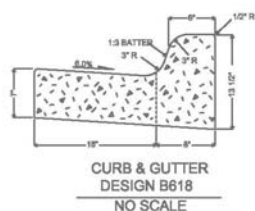
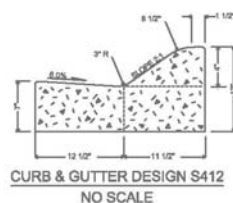
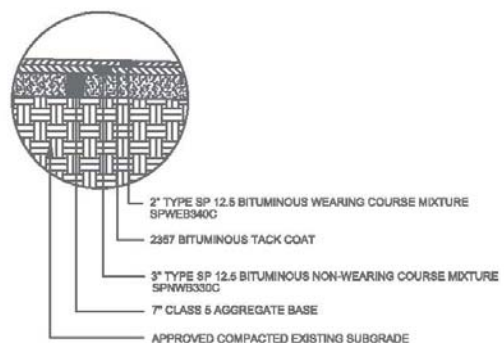


- City Council adopted plan for maintaining our streets and alley system.
- New Brighton has about 64 miles of streets and alleys.
- Streets are rehabilitated about every 25 to 30 years.
- Rehabilitate about 2.1 miles per year.
- 2019 Street Rehabilitation corridor originally projected for 2023.

STREET IMPROVEMENTS

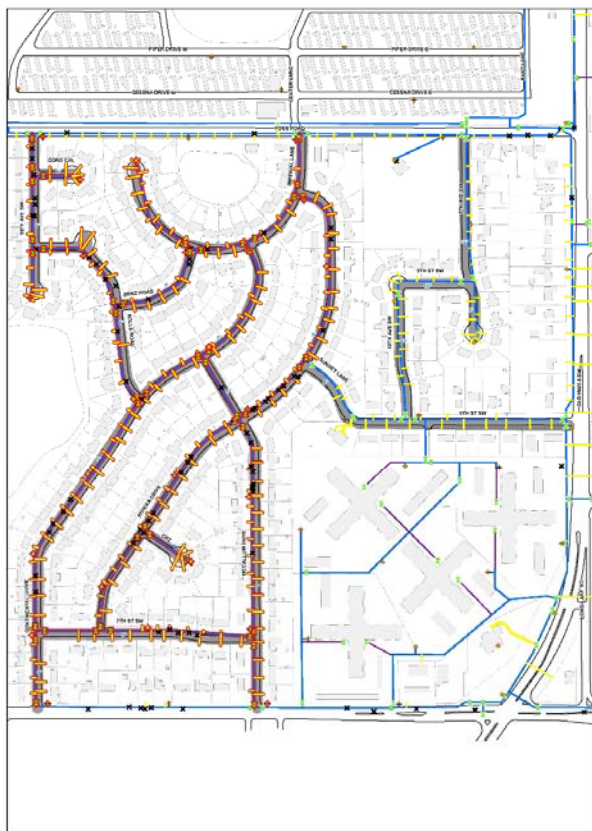


STREET IMPROVEMENTS



- 2.81 miles of streets in project corridor
- Streets to be constructed to their original width
- Remove and replace bituminous pavement and base material
- Full replacement of curb and gutter in watermain replacement areas
- Partial replacement of curb and gutter in other areas
- Use of Type V Fabric or Geogrid

WATER SYSTEM IMPROVEMENTS

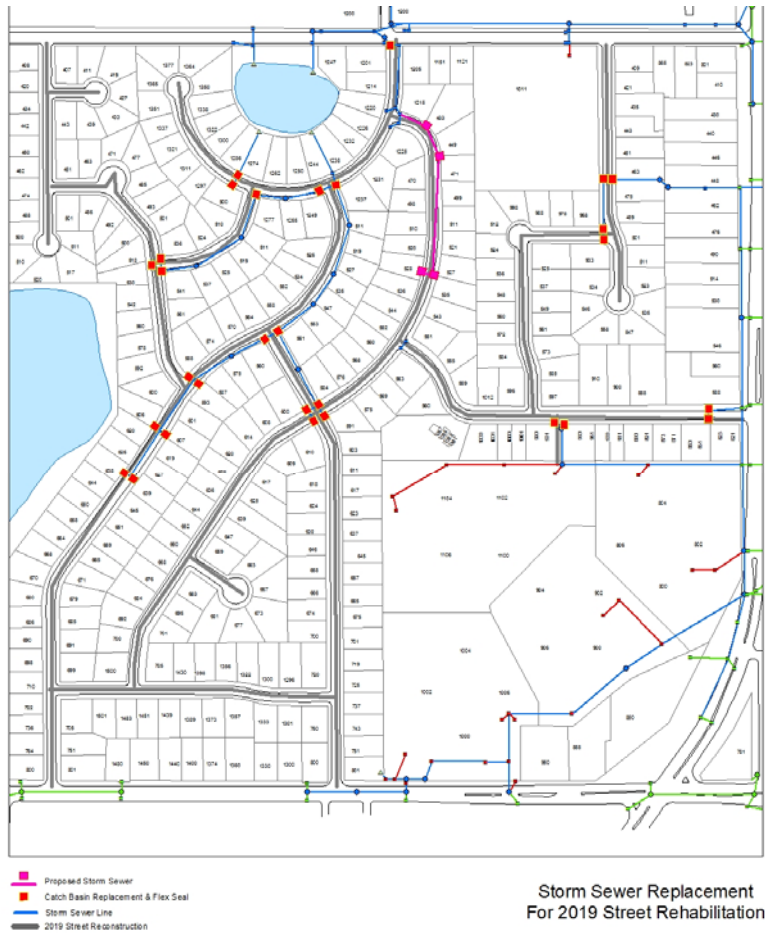


Water System Replacement
For 2019 Street Reconstruction

All Utilities for 2019	
Hydrants	28
Valves	46
Water Services	230
Watermain	4" - 11,812 ft.

- Watermain and services in areas with a high break history will be replaced.
 - 12,000 feet of watermain
 - 230 water services
 - 46 watermain valves
 - 28 hydrants
- Any unused services to be abandoned at connection to main
- Water services with a history of freezing will be insulated

STORM SEWER SYSTEM IMPROVEMENTS



- Install additional storm sewer along Riviera Drive
- Sediment removal from Imperial Pond
- Detention basin adjacent to Totem Pole Park
- Replace structures constructed of block



- Flex Seal manholes and catch basins



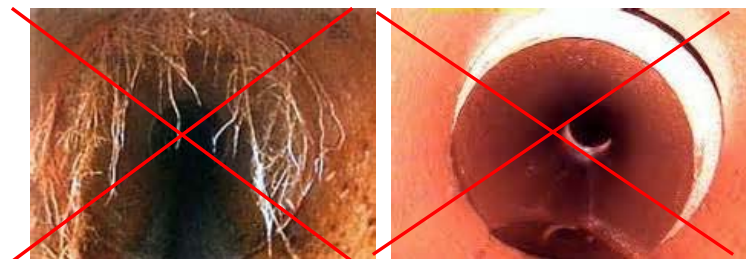
SANITARY SEWER SYSTEM IMPROVEMENTS



● Flex Seal Manhole
★ Sewer Repair Location
— Sewer Main
— 2019 Street Reconstruction

Sanitary Sewer Replacement
For 2019 Street Rehabilitation

- 2 Sewer repairs found during televising

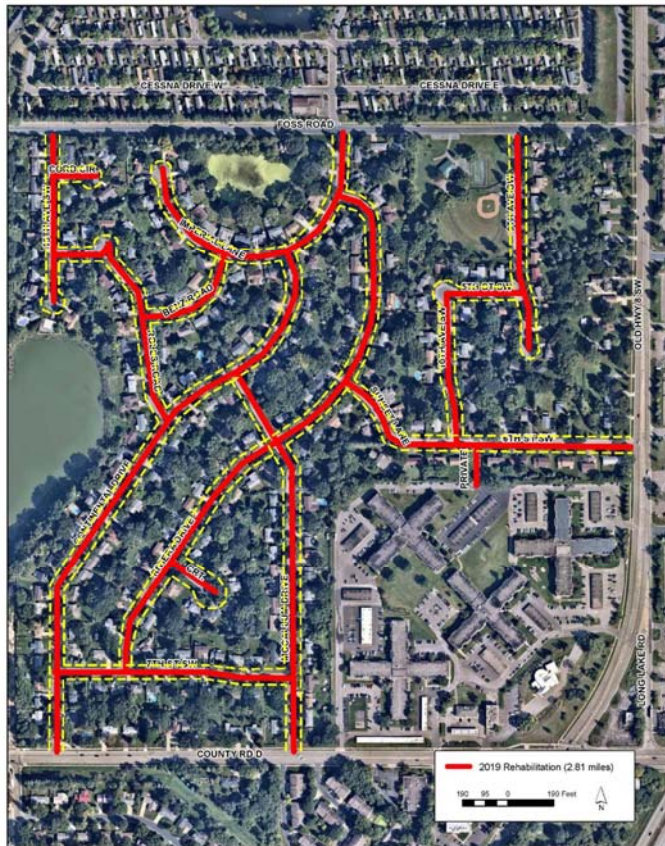


- Flex Seal manholes



PRIVATE UTILITY INSTALLATION

2019 Street Rehabilitation



- Xcel Gas to install additional gas main throughout the project corridor (shown in yellow)
- Residential gas services will also be replaced



PROJECT FUNDING

IMPROVEMENT	NEW BRIGHTON	ASSESSABLE
Street Reconstruction	75%	25%
Water System	100%	0%
Storm Sewer System	100%	0%
Sanitary Sewer System	100%	0%

ASSESSMENT BREAKDOWN

2019 Street Reconstruction - Assessment Breakdown



Single Family

- Assessment Method: Per Lot Basis
- Estimated Assessment: \$3,000 / Lot

Multi-Family

- Assessment Method: Per Address Basis
- Multiple Units Per Lot
- Higher Density
- Historical Data
- Estimated Assessment: \$3,000 / Address

EXAMPLE ASSESSMENT PAYOFF

\$3,000 @ 3.00% Interest for 10 Years

YEAR	PRINCIPAL	INTEREST	TOTAL	BALANCE
2021	\$300.00	\$113.40	\$413.40	\$2,700.00
2022	\$300.00	\$81.00	\$381.00	\$2,400.00
2023	\$300.00	\$72.00	\$372.00	\$2,100.00
2024	\$300.00	\$63.00	\$363.00	\$1,800.00
2025	\$300.00	\$54.00	\$354.00	\$1,500.00
2026	\$300.00	\$45.00	\$345.00	\$1,200.00
2027	\$300.00	\$36.00	\$336.00	\$900.00
2028	\$300.00	\$27.00	\$327.00	\$600.00
2029	\$300.00	\$18.00	\$318.00	\$300.00
2030	\$300.00	\$9.00	\$309.00	\$0.00
TOTAL	\$3,000	\$518.40	\$3,518.40	

$$\frac{\text{Avg Annual Payment } \$3,518.40}{10} = \$352$$

$$\frac{\text{Avg Monthly Payment } \$3,518.40}{12} = \$29.33$$

PAST SINGLE FAMILY ASSESSMENT RATES

Project	Assessment
18-1 Street Rehabilitation (preliminary)	\$2,700
17-1 Street Rehabilitation	\$1,603.86
16-1 Street Rehabilitation	\$1,401.64-\$1,675.54 ²
15-1 Street Rehabilitation	\$1,687.29-\$2,225.85 ²
14-1 Street Rehabilitation	\$2,356.97
13-1 Street Rehabilitation	\$1,052.07
11-1 Street Rehabilitation	\$1,324.27
10-3 Silver Lane Reconstruction	\$1,894.51 ¹
10-1 Street Rehabilitation	\$1,318.74
08-1 North Innsbruck Rehabilitation	\$1,153.32

Access to property

- Residents will have access to their driveways during construction, except when major construction activity is happening adjacent to their property.

On street parking

- The City asks that no one park on the street while construction is underway unless it is necessary due to curb or driveway replacement.

Water

- Specified areas of watermain will need to be shut down during replacement. Temporary water lines will be used during this time to supply residents with water.

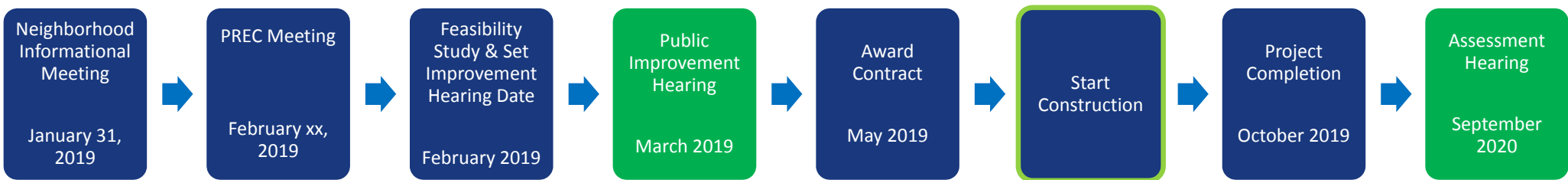
Mail Service

- It is anticipated that temporary mail box clusters will need to be installed due to the amount of excavation needed during utility work.

Garbage / Recycling Services

- Garbage and recycling service will continue as normal. Helpful to label garbage cans.

PROJECT 19-1 SCHEDULE



CONSTRUCTION PHOTOS
WHAT TO EXPECT



MILLING OFF EXISTING ASPHALT SURFACE



WATERMAIN & HYDRANT INSTALLATION



STORM SEWER INSTALLATION



CURB REMOVAL & INSTALLATION



GRADING AND AGGREGATE BASE



NEW ASPHALT – 1ST LIFT



NEW ASPHALT – 2ND LIFT



SAW AND SEAL CRACKS



INFORMATION STAFF WANTS FROM RESIDENTS

Comments and opinions to include in the feasibility report for the City Council to review

Location of Sprinkler Systems

Location of Invisible Fences

If you have plans for driveway or private utility repairs

Frozen Water Service Issues

Dates of Special Events (Family gatherings, Graduations, Anniversaries)

Drainage Issues

Special Accessibility Needs



Questions?

Craig Schlichting, P.E.

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Craig.Schlichting@newbrightonmn.gov

