

City of New Brighton

Department of Community Assets and Development

# PROJECT 18-1, 2018 STREET REHABILITATION

January 18, 2018 Informational Meeting

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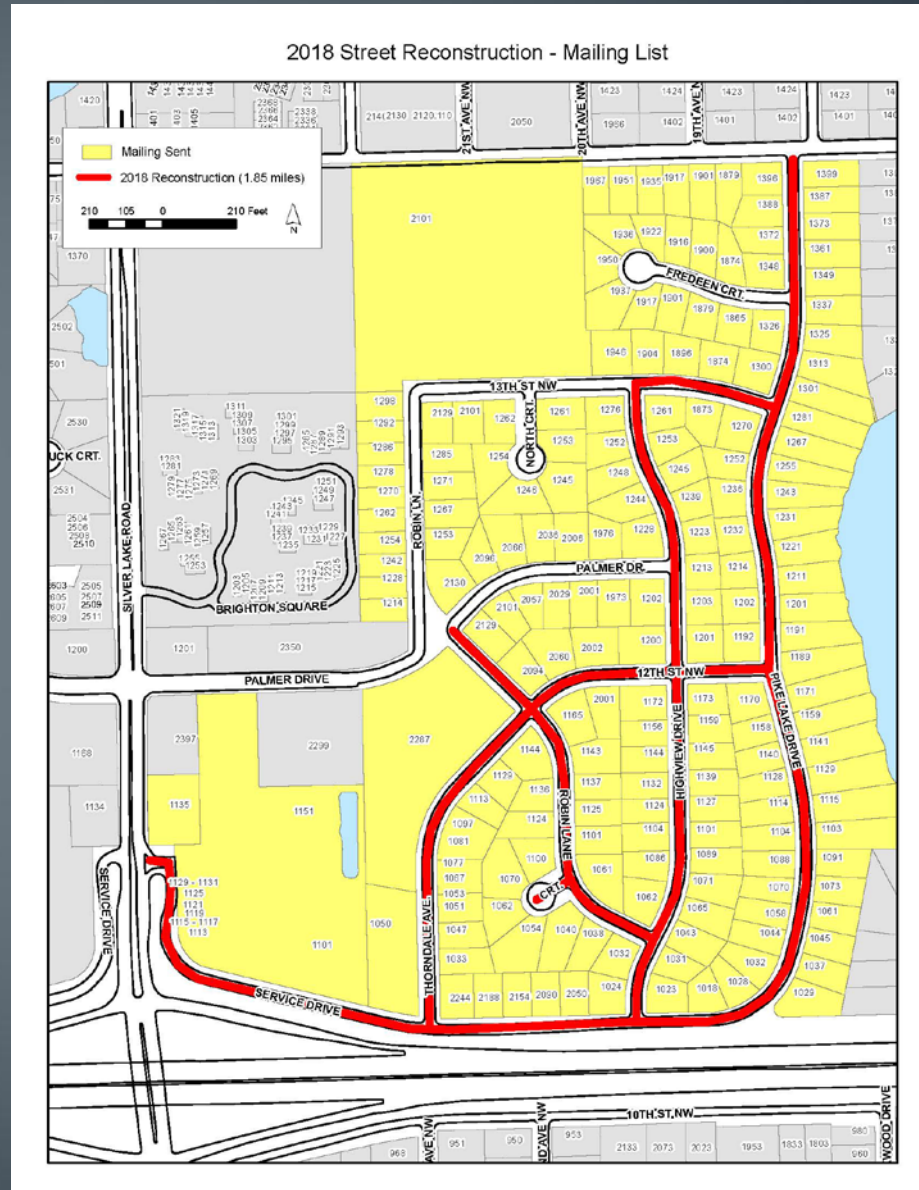
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# PROJECT 18-1 SCHEDULE

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PREC Meeting	February 7, 2018
Feasibility Study and set Improvement Hearing date	February 13, 2018
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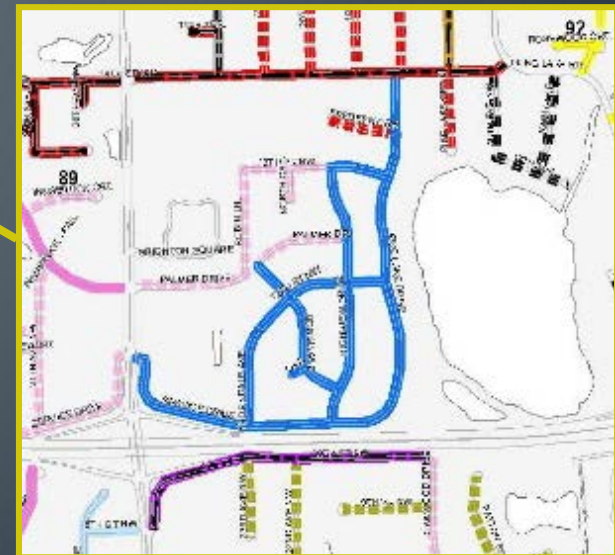
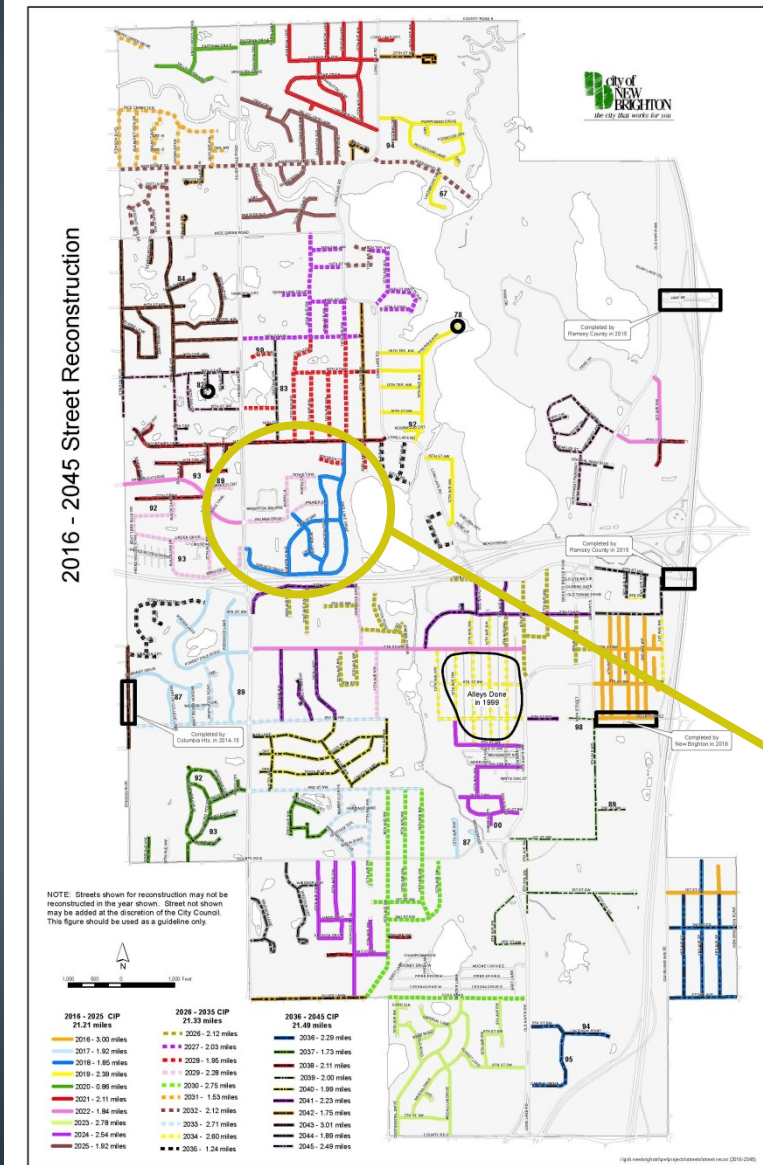
# PROPERTIES INCLUDED IN INFORMATIONAL MEETING MAILING





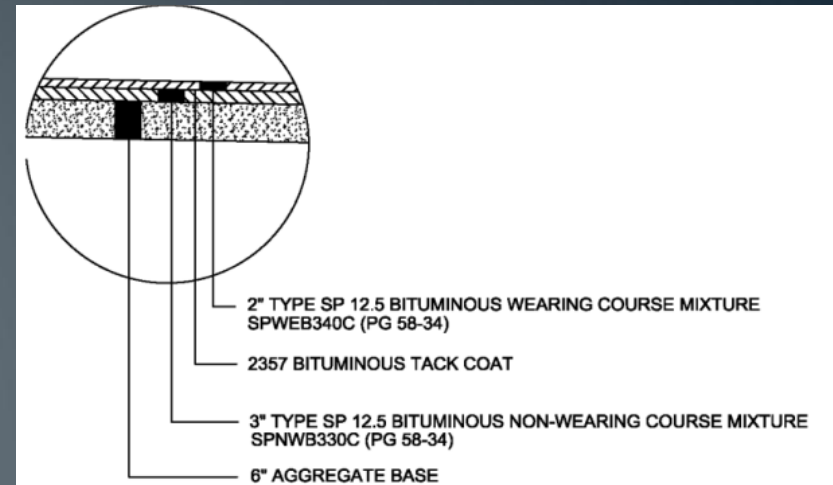
# Comprehensive Street Plan

- City Council adopted plan for maintaining our streets & alley system.
- New Brighton has about 64 miles of streets & alleys.
- Street are rehabilitated about every 25 to 30 years.
- Rehabilitate about 2.1 miles per year ( $=64/30$ ).



# Street Improvements

- 1.85 miles of streets in project corridor
- Streets to be constructed to their original width
- Remove and replace bituminous pavement
- Replace broken or settled curb





# Pike Lake Drive





# Highview Drive



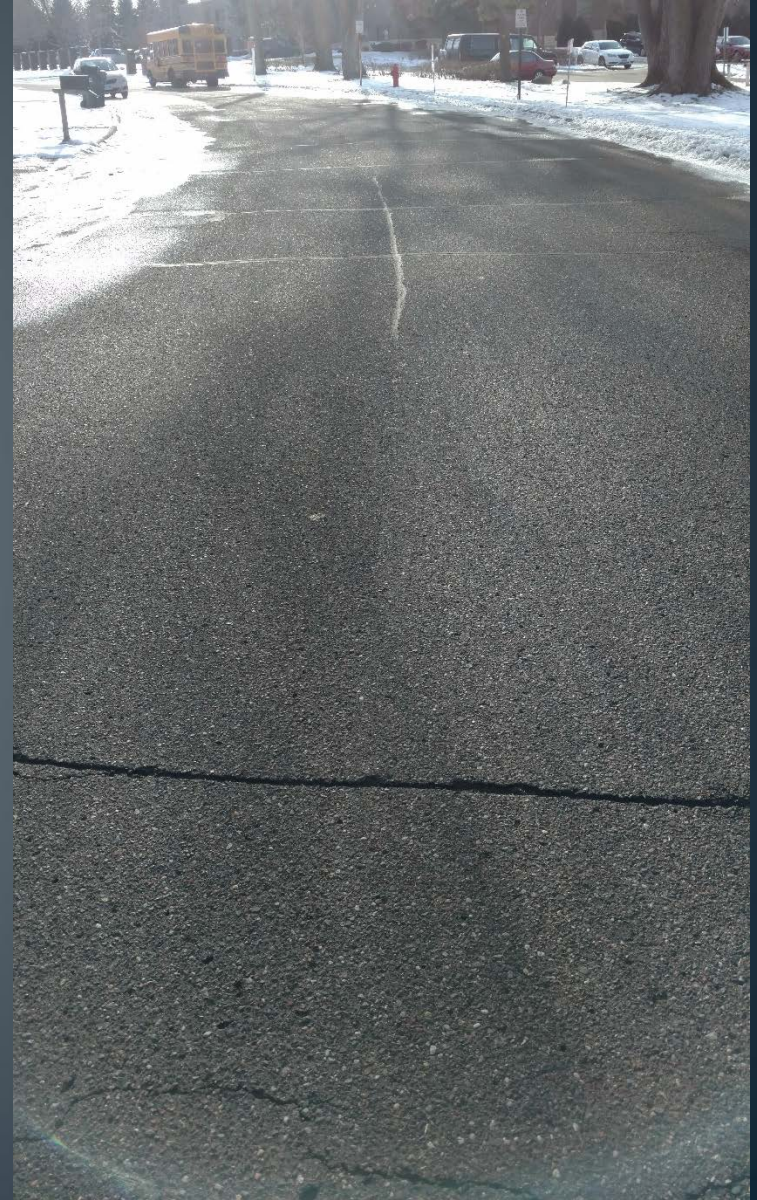


# Robin Lane / Robin Court



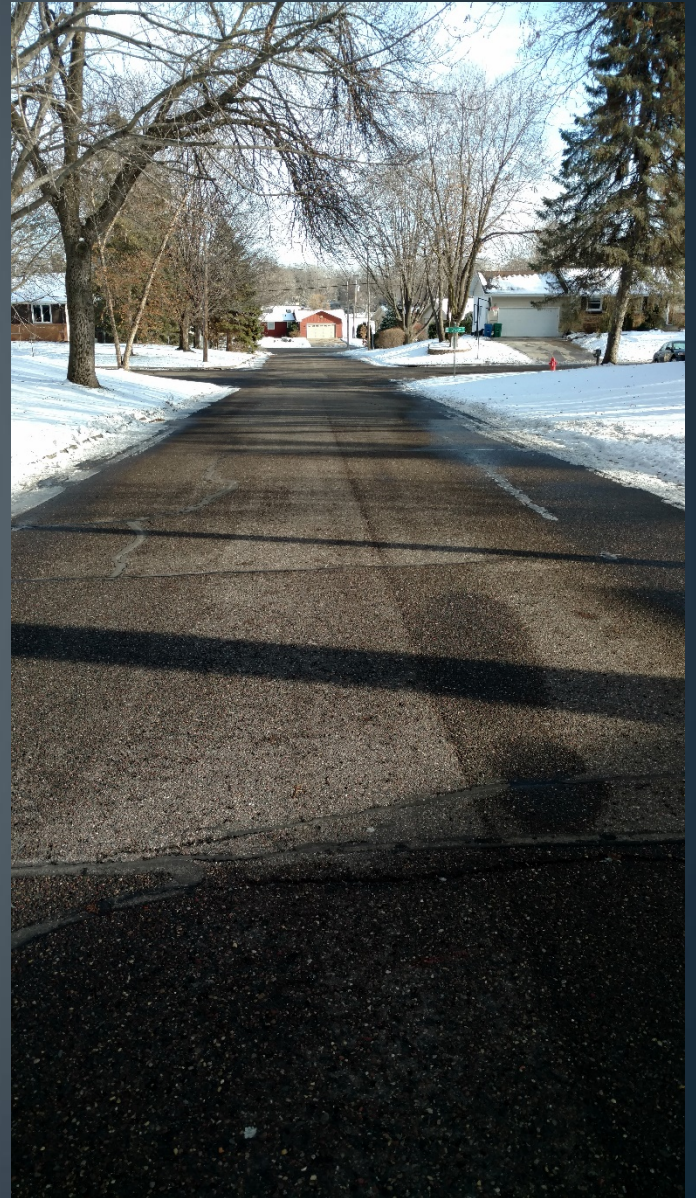


# Thorndale Avenue





# 12<sup>th</sup> Street NW / 13<sup>th</sup> Street NW





# Service Drive





# Storm Sewer

## Freedom Park Flood Mitigation - Phase 1

- Completed in 2012
- Constructed Stormwater Surge Basin (Excavated 12,500 CY)
- Added High Capacity Catch Basins
- Increased outlet pipe to Pike Lake





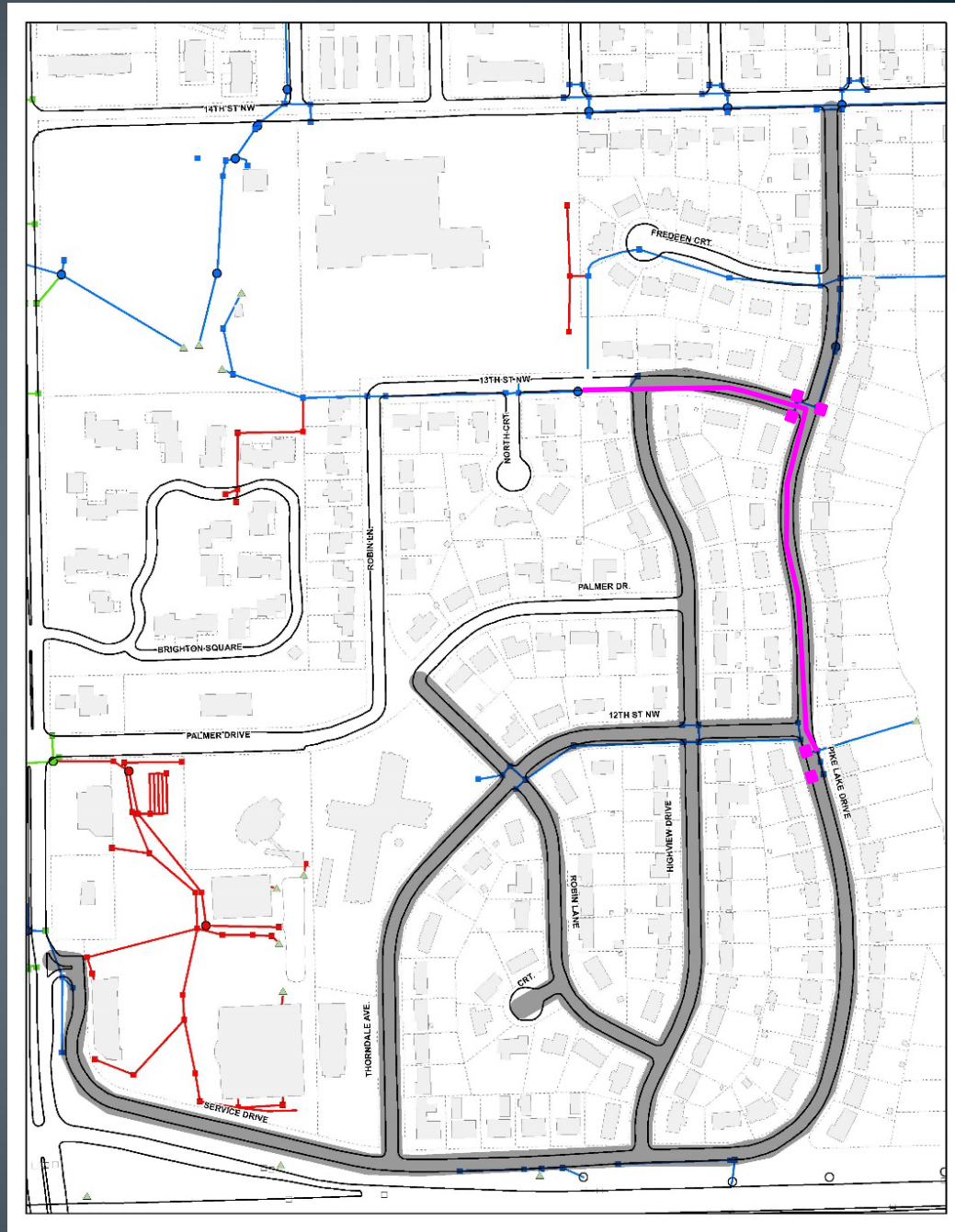
# Storm Sewer

## Freedom Park Flood Mitigation - Phase 2

- Separate existing Fredeen Court 42" storm sewer from 13<sup>th</sup> Street NW storm sewer
- Install 48" storm sewer from North Court to Pike Lake outlet
- Install additional high capacity catch basins at 12<sup>th</sup> Street NW and Pike Lake Drive
- Install additional high capacity catch basins at 13<sup>th</sup> Street NW and Pike Lake Drive
- Replace block structures

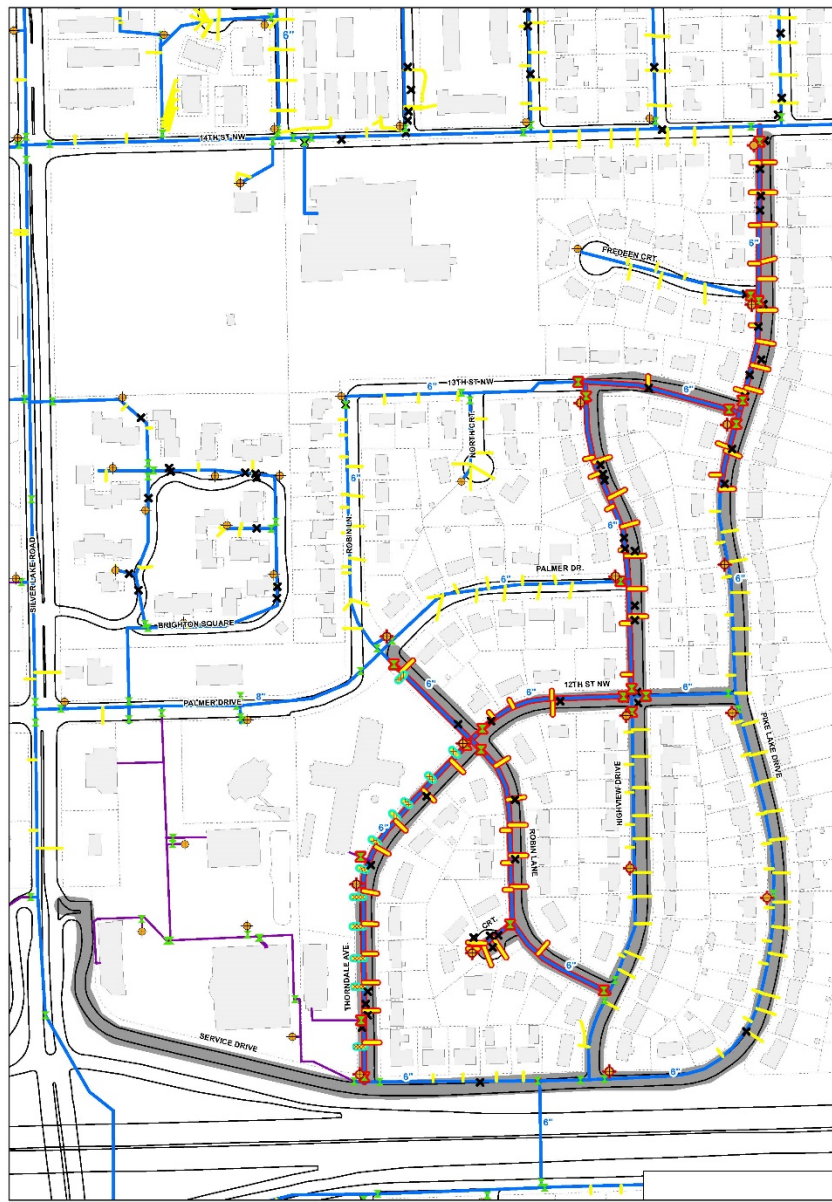


- Flex Seal manholes and catch basins



# Water System

- Watermain and services in areas with a high break history will be replaced. Approximately 5,000 feet.
- 16 hydrants will be replaced based on age and no longer having the parts to fix
- 12 unused services to be abandoned at connection to main
- Water services with a history of freezing will be insulated



X Break Location  
 Hydrant  
 Valve  
 Watermain  
 Private Water Line  
 Water Service  
 Water Service Removed  
 2018 Street Reconstruction

Features to be replaced are highlighted in red.  
 Hydrants: 16  
 Valves: 22 (all 6")  
 Water Services: 90  
 Water Services Removed: 12  
 Watermain: 4,587 ft. (all 6")

Water System Replacement  
 for 2018 Street Reconstruction

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# Sanitary Sewer System

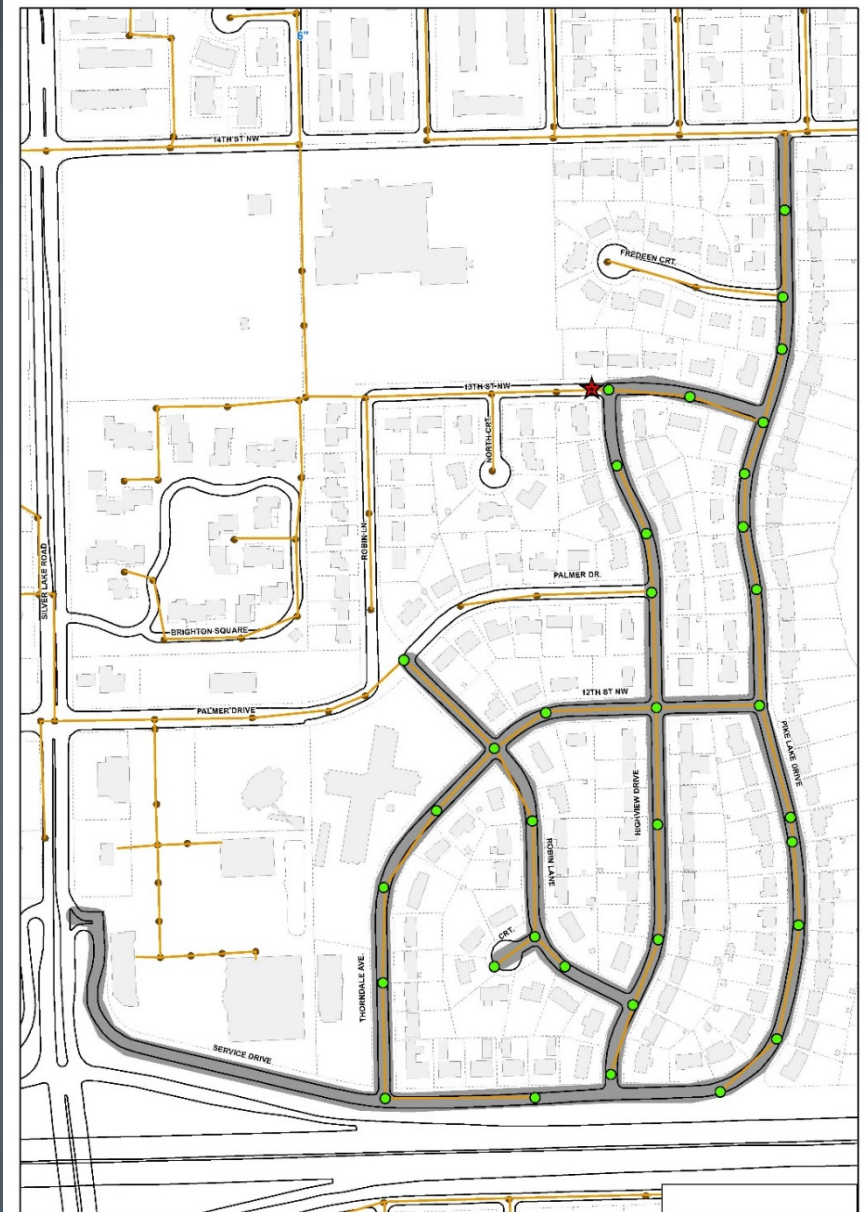
## FLEX SEAL MANHOLES



## Root Removal



## Pipe Offset



- Flex Seal Manhole
- ★ Sewer Repair Location
- Sewer Main
- 2016 Street Reconstruction

Flex Seal Manhole	35
Sewer Repair	1

Sanitary Sewer Replacement  
For 2016 Street Reconstruction





# Project Funding

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

## ASSESSMENT BREAKDOWN

## Single Family

- Assessment Method: Per Lot Basis
- Estimated Assessment: \$2,700 / Lot

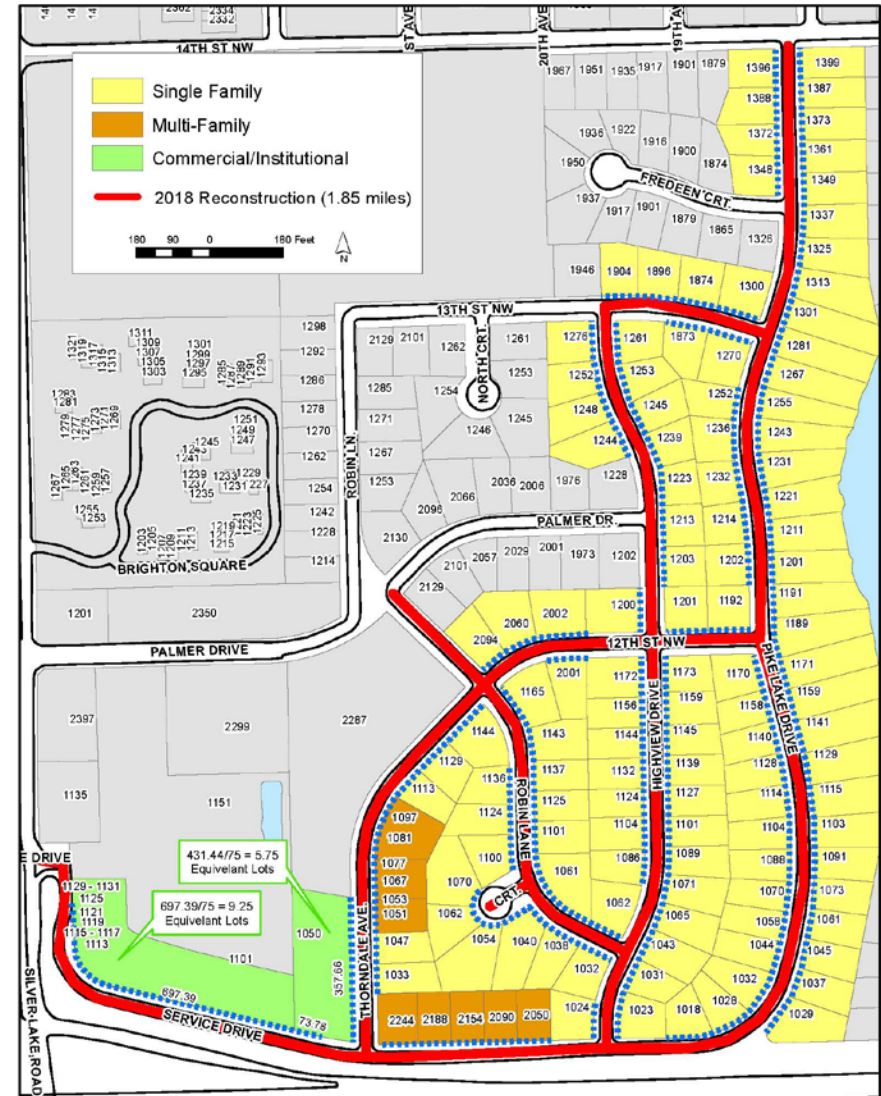
## Multi-Family

- Assessment Method: Per Lot Basis x 2
- Multiple Units Per Lot
- Higher Density
- Historical Data
- Estimated Assessment: \$5,400 / Lot

## Commercial / Institutional

- Assessment Method: Per Lot Equivalent
- Computed using typical City lot dimensions (75' x 135')
- 1050 Thorndale Avenue  
 $431.44' / 75' = 5.75$  Equivalent Lots  
 $\$2,700 \times 5.75 = \$15,525$
- Brighton Square Shopping Center  
 $697.39 / 75' = 9.25$  Equivalent Lots  
 $\$2,700 \times 9.25 = \$24,975$

### 2018 Street Reconstruction - Assessment Breakdown



# Example Assessment Payoff

\$2,700 @ 3.00% interest for 10 Years

YEAR	PRINCIPAL	INTEREST	TOTAL	BALANCE
2020	\$270.00	\$102.06	\$372.06	\$2,430.00
2021	\$270.00	\$72.90	\$342.90	\$2,160.00
2022	\$270.00	\$64.80	\$334.80	\$1,890.00
2023	\$270.00	\$56.70	\$326.70	\$1,620.00
2024	\$270.00	\$48.60	\$318.60	\$1,350.00
2025	\$270.00	\$40.50	\$310.50	\$1,080.00
2026	\$270.00	\$32.40	\$302.40	\$810.00
2027	\$270.00	\$24.30	\$294.30	\$540.00
2028	\$270.00	\$16.20	\$286.20	\$270.00
2029	\$270.00	\$8.10	\$278.10	\$0.00
TOTAL	<b>\$2,700</b>	<b>\$466.56</b>	<b>\$3,166.56</b>	

Avg Annual Payment  
 $\frac{\$3,166}{10} = \$317$

Avg Monthly Payment  
 $\frac{\$317}{12} = \$26.42$

# Past Single Family Home Assessment Rates

Project	Assessment
17-1 Street Rehabilitation (preliminary)	\$1,500.00
16-1 Street Rehabilitation	\$1,401.64-\$1,675.54 <sup>2</sup>
15-1 Street Rehabilitation	\$1,687.29-\$2,225.85 <sup>2</sup>
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	\$1,894.51 <sup>1</sup>
10-1 Street Rehabilitation	\$1,318.74
08-1 North Innsbruck	\$1,153.32

<sup>1</sup> Based on 75 ft lot at \$25.26 per foot frontage

<sup>2</sup> Variable Depending on Alley Frontage



# Neighborhood Meeting - Notes

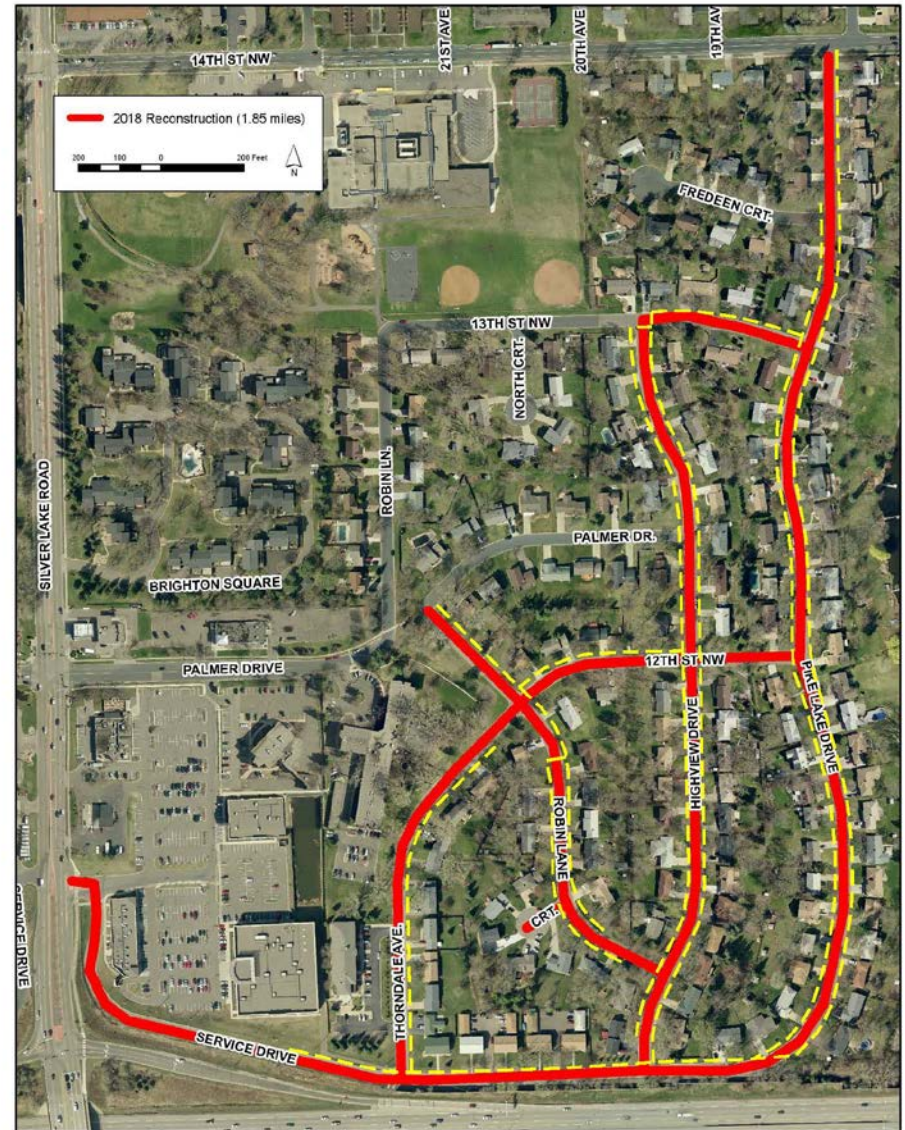
- Access to property
  - Residents will have access to their driveways during construction, except when major construction activity is happening adjacent to their property.
- On street parking
  - The City asks that no one park on the street while construction is underway unless it is necessary due to 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.

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# Private Utility Installation

- Xcel Gas to replace approximately 2.4 miles of gas main throughout project corridor (shown in yellow).
- Residential gas services will also be replaced.
- Residential sewer service televising post operation



# WHAT TO EXPECT CONSTRUCTION PHOTOS

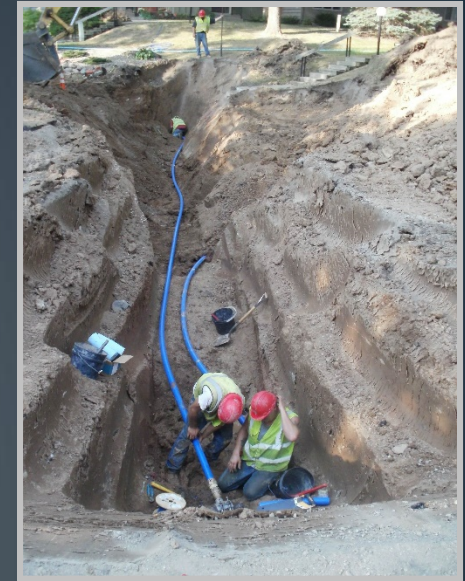


# Milling off existing asphalt surface





# Watermain / Hydrant Installation





# Storm Sewer Installation







## Curb Removal & Installation





**Grading Aggregate Base**





**New Asphalt Installation – 1st Lift**





**New Asphalt Installation – 2nd Lift**





**Compaction**



**Saw & 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