



THOMAS AVENUE NEIGHBORHOOD SURVEY

PLEASE RETURN BY MONDAY, DECEMBER 7, 2015

November 20, 2015

Dear Bloomington Property Owner:

As you are aware, the Public Works staff of the City of Bloomington is proposing to include street segments within your neighborhood as part of the 2016-101 Pavement Management Program (PMP) Street Improvement Project. These street segments include portions of Washburn Avenue, W 87th Street, W 87 ½ Street, Vincent Avenue, Thomas Avenue, Sheridan Avenue, Russell Avenue and Queen Avenue (see attached map, street segments 10-19).

For those of you that were not able to attend the City Council public hearing on November 16, 2015, the City Council discussed the inclusion of these street segments with the project. The City Council heard public testimony from residents in this area and also received a petition from the neighborhood from those that were opposed to the project at this time. In this meeting, the City Council directed staff to send a letter to the neighborhood explaining what the results of a postponement at this time would entail and to collect survey results to present at City Council. The webcast of the City Council meeting can be found on the City's website at www.BloomingtonMN.gov, by clicking on Council meetings you will be able to navigate to the November 16 meeting. It is Item 7.1 Order 2016-101 Pavement Management Program Street Reconstruction Project.

The City Council will again discuss inclusion of the Thomas Avenue neighborhood in the 2016-101 PMP project at the December 21, 2015 City Council meeting.

PMP Overview/Future Maintenance

PMP has been an established program since 1991. As stated in the PMP informational meeting held on Monday, November 2 and also the public hearing at City Council on November 16, reconstruction projects are currently funded by a cost share from the City of Bloomington taxpayers along with a special assessment to the adjacent property owners of 25% (single and two family) and 50% (multi-family, commercial, industrial, etc.) for the surfacing and curb and gutter costs for the project. If you are interested in viewing the presentation that was given at the informational meeting, it can be found on the City of Bloomington website at www.BloomingtonMN.gov, Keyword "PMP". The presentation is labeled *2016 PMP Informational Meeting Presentation for November 2, 2015*. A PMP presentation was also given at the Council meeting on November 16 if you would prefer to watch the webcast as described above.

Staff has determined that the streets within your neighborhood are in poor condition, ranging between 5 and 40 on the Pavement Condition Index (PCI) scale of 1 to 100, with 100 being a brand new roadway on this PCI scale. The average PCI for the neighborhood is 24, and this condition has also been verified by visual inspection. Due to the existing condition of these street segments, it is not cost effective to continue with normal maintenance procedures such as extensive pot hole patching or seal coating. Therefore, only the areas with potholes that are a safety hazard will be repaired with pot hole patching. If your street is not reconstructed, the roadway condition is anticipated to continue to deteriorate over the next few years.

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Construction Cost Increases

Due to the current increase in residential construction and regional factors, construction material costs are hard to predict. In general, we typically expect to see around a 4-6% increase in construction cost each year, therefore street reconstruction in the future is expected to be at an increased cost.

Future Project Consideration

If the project is deferred it may be up to 10 years before the area is recommended by staff to be included in the PMP program. In the recent past, City Council did allow a neighborhood to petition back on to the PMP program. However, it will depend on the current proposed mileage, budget and will of the City Council for that given year on whether or not the area would be included.

Assessment Payment Options

If the project was ordered for construction in 2016, your actual assessment amount will be mailed to you in September 2016 and the three payment options are listed below:

- Pay in full prior to November 25, 2016.
- Pay a partial lump sum (anything over \$100) prior to November 25, 2016 and allow the rest to be paid over 10 years w/ interest (the interest rate in 2015 was 5%).
- Pay the entire amount over 10 years with interest, with the first payment occurring with the May 2017 property taxes.

If you are interested, staff can assist you by calculating what your estimated monthly cost would be based on the estimated assessment amount that you previously received. Please contact Jen Desrude at 952-563-4862 or jdesrude@BloomingtonMN.gov if you would like more specific information related to your assessment.

For the property owners that qualify, there is a hardship deferral option, which defers payment of the special assessment until the time the property is sold. To find out more about the criteria for qualifying and the application process, please contact Stacy Ziminske in the Assessing Division (952-563-4743, sziminske@BloomingtonMN.gov)

Survey and Decision on Inclusion or Exclusion of Thomas Avenue neighborhood in the 2016 PMP Project

This survey is to help the City Council understand the desires of the individual property owners within this neighborhood proposed for 2016 PMP reconstruction and to assist them in making a decision in the best interests of the City of Bloomington.

PLEASE COMPLETE AND RETURN THE GREEN NEIGHBORHOOD SURVEY PAGE IN THE ENCLOSED ENVELOPE.

THANK YOU FOR YOUR TIME AND PARTICIPATION.

If there are questions or comments please contact Bob Simons at (952) 563-8758 or email at bsimons@BloomingtonMN.gov.

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CIRCLE YOUR ANSWER FOR THE QUESTION BELOW:

1. Are you **in favor or opposed to** reconstructing your street under PMP in 2016?
 - a.) In favor of reconstruction in 2016
 - b.) Opposed to reconstruction in 2016

Signature

Date

Address

THANK YOU

