

28th Avenue Resurfacing Project

Frequently Asked Questions & Answers

Q: *What is resurfacing?*

A: Resurfacing is a paving construction method of replacing the old asphalt street surface with new asphalt. The process is called a mill and overlay. Old asphalt is milled, or ground, off and new asphalt is placed across the entire street surface. For the 28th Avenue South project, from 40th to 50th St E, the street will be milled 3" across the full width of the street, and 3" of brand new asphalt will be placed. A 1" leveler lift will be placed, followed by 2" of asphalt.

The block between 55th and 56th St will require more intensive work to correct ponding water issues. A storm drain will be installed, minor grade changes will be made, and followed by a mill and overlay.

Q: *How does the city pick streets to be resurfaced?*

A: We use an engineering program which monitors the pavement distress, visual inspection, and citizen complaint calls. By reviewing all three we can choose the best candidates for resurfacing.

Q: *Why is this happening?*

A: Ongoing work like this is necessary to provide a good street surface to your neighborhood. **If this work is not done, it is likely that more expensive and intensive street work will need to be performed in the not-too-distant future.** Resurfacing extends the expected life of the street by at least ten years.

Q: *What can I expect during construction?*

A: 28th Avenue, from 40th to 50th, will need to be closed up to three days. There will be a closure of two days for milling and placing the first lift of asphalt. A second closure will be required to place the last 2" of asphalt. These two closures will likely not be consecutive, but the road will be available for use as usual in between the closures. Safety is the primary reason for the closures; additionally, paving across the entire street at one time results in a better pavement surface. 28th Avenue will be re-opened as soon as possible after work is completed.

Additionally, in advance of the resurfacing project, CenterPoint Energy will be replacing the gas main from 40th to 50th St. They will break the project into segments, likely around 3 blocks long, and will need to close the segments that they are working on to through traffic. Local access will be maintained to impacted driveways, except for the one or two days that they may be working in front of it. Homeowners will be contacted. Total duration of the CenterPoint work will be approximately 3.5 months, and work is scheduled to start in the latter half of May. Please note that not all blocks will be closed at one time – only the approximately 3 block segment that CenterPoint will be working on at the time. For updates on the CenterPoint project, the website is: <http://www.centerpointenergy.com/community/inthecommunity/constructionzone/MN/>.

28th Avenue, from 55th to 56th, will be closed for up to four weeks. Local access will be maintained to residential driveways for much of the duration of the work on this block.

Q: *How will I know when work on my street will be taking place?*

A: This project is expected to begin later this summer. About a week before work begins on the project, all properties on 28th Avenue will receive a letter delivered to their house. 28th Avenue will be posted for no parking 24 hours in advance of any work, and the City's calling system used for snow emergencies will notify the properties where work will take place the next day. Additionally, the City's website will have project updates: <http://www.minneapolismn.gov/cip/all/WCMS1P-102011> or www.nokomiseast.org.

Q: *How is this work funded?*

A: There are three funding sources:

1. City of Minneapolis bond sales (51%)
2. Assessment of the adjacent property owners (19%)
3. Minnesota State Aid (state gas taxes) (30%)

Q: *How can the property owner pay the assessment?*

A: Through one of three methods:

1. Have the assessment applied to your annual property taxes over a 5-year period (simple interest will be added). Balance can be paid off at any time during that period, without penalty.
2. Pay the entire cost in a single check by December 31, 2013 without interest.
3. Deferring (postponing) the assessment is possible for a homestead property if the owner is at least 65 years old or retired by virtue of total and permanent disability. *Certain hardship criteria apply.* Please note that the cost is only deferred and interest is applied. Please contact Suzette Hjermstad, at 612-673-2401 for further information.

Q: *How is the actual assessment cost calculated?*

A: The City of Minneapolis has developed a uniform assessment rate which is applied to all properties in the City. This ensures all residents pay the same rate for similar work regardless of where they live. The assessment amount is calculated based on the surface area of the individual property. The property owner only pays the cost of the "influence area" for his or her specific property.