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FREQUENTLY ASKED QUESTIONS

2023 Pavement Improvement Project

Glencoe, Minnesota

Project Manager: Justin Black, PE (Lic. MN)

SEH No. GLENC 170394

Where is the proposed work taking place?

The project includes 11th Street from Greeley Avenue to Judd Avenue (except for intersection of Hennepin Avenue) and Greeley Avenue from 10th Street to 12th Street.

What construction work will be completed?

Removal and replacement of all sidewalks, curb and gutter, and street pavement. The project will also include installation of drain tile, replacement of several catch basins and a hydrant. The gravel base will remain in place, no subgrade work is proposed.

How long will construction last on this part of the project?

Construction is estimated to last 6-8 weeks for the downtown area.

Can I park on the street?

There will be no on-street parking during the entire construction timeline.

Will the streets be closed to vehicles this entire time?

Streets will be re-opened for deliveries and through traffic when construction allows. There will be partial or full closures of the streets on an interim basis during the construction timeline.

Will people be able to walk in the downtown area?

Yes, but there may be partial sidewalk closures during certain phases of the work. Contractor will use temporary walk surfaces, like crushed rock or plywood. The contractor may also leave portions of the sidewalk in place next to the building to allow for temporary pedestrian access.

Will the entrance to my building be restricted during construction?

Yes, there will be no access on the day they are placing concrete sidewalk directly in front of it. Otherwise, the contractor will make provisions to provide access.

Will there be work taking place in the alleys?

No work is planned for the alleys, if your business has a back door entrance, we encourage you to start planning now for using that entrance during construction.

When will construction occur?

Summer of 2023. A more detailed timeline will be provided in the future.

Who is the contractor?

That hasn't been determined. The project will go through the public bidding process in March/April of 2023.

Engineers | Architects | Planners | Scientists

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Will there be changes to the configuration of the sidewalk, street lighting, or on-street parking?

- The sidewalk will be wider on the east side of Greeley Avenue from 10th Street to 12th Street and on 11th Street from Hennepin Avenue to Ives Avenue. This is required to meet the minimum slopes for ADA accessible sidewalks.
- The existing light poles will be removed and re-installed on new bases. They will be installed back in the same general configuration with only some minor adjustments for new pedestrian ramps and curb locations. There will be several weeks where the lights will be out of service.
- On-street parking configuration will stay the same, with the same number and location of handicap stalls.
- The project will include an area with about 4 feet in width of color tinted concrete behind the curb and gutter.

Will police, fire and ambulance be aware of the project and the street closures associated with the construction?

Yes, all emergency services are contacted prior to project start. They also attend weekly construction meetings and receive the weekly project update newsletters.

Will special assessments be levied?

Yes. As part of that statutory process, public hearings are required and estimated assessments published.

How much are the assessments?

The final assessment amounts will be determined after the bid opening, and they will be provided to each property owner. Assessments will be based on the City's Assessment Policy, with costs assessed based upon the property footage abutting the project.

Do I have to pay for this assessment at one time? Can I pay off the assessment early?

No, it can be financed over 5-15 years. There will be an option to pay some or all of the assessment upfront. Some property owners meeting age and income guidelines may be able to defer some or their assessment. Interest rates are based on the rate of the project bonds, and are typically between 4% and 5%.

Could I pay off just a portion of the assessment?

Yes, you can make partial payments to the office of the City Administrator at any time prior to certification of the assessment to the County. **No interest will be charged for any amount paid before October 31, 2023.** You may at any time thereafter, pay to the City Administrator the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made.

What happens to the assessment if I choose to sell my property?

Assessments are typically settled at the time of the sale. Settlement of the assessment obligation is usually part of the negotiation process between the buyer and the seller.