

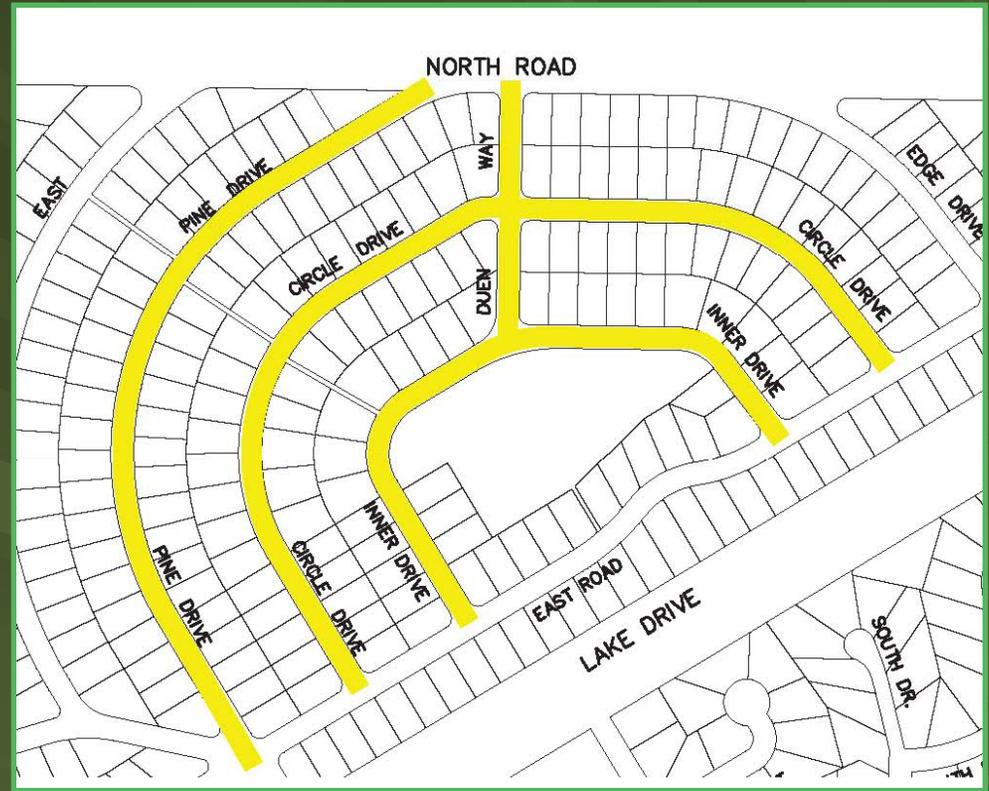
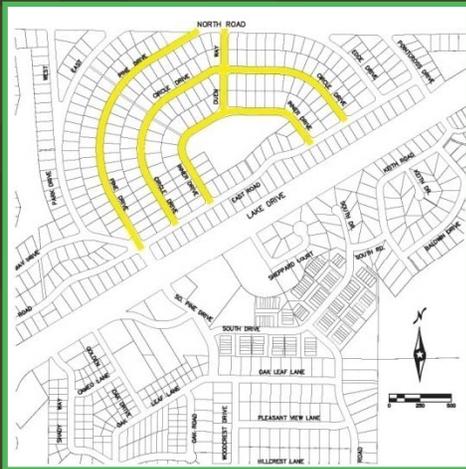


2012 Street and Utility Improvement Project



Assessment Hearing
October 23, 2012

Project Location



Improvement Summary

- ❖ Complete street reconstruction
- ❖ Removal and replacement of sanitary sewer and watermain
- ❖ Storm sewer improvements
- ❖ Pine Drive/North Road Intersection Improvements
- ❖ Pedestrian Crossing Improvements
- ❖ Inner Park- parking improvements

Improvement Summary

Pine Drive



Preconstruction



Post Construction

Improvement Summary

Pine Drive



Preconstruction



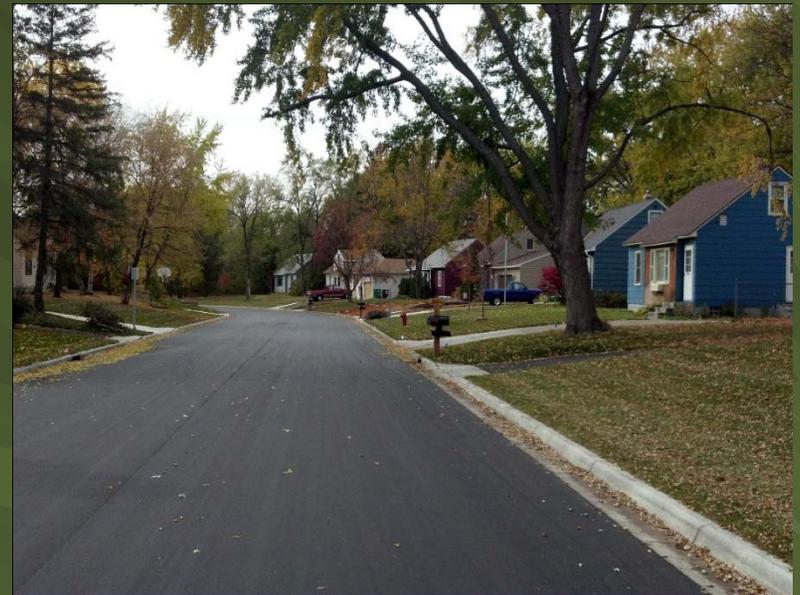
Post Construction

Improvement Summary

Circle Drive



Preconstruction



Post Construction

Improvement Summary

Circle Drive



Preconstruction



Post Construction

Improvement Summary

Inner Drive



Preconstruction



Post Construction

Improvement Summary

Inner Drive



Preconstruction



Post Construction

Estimated Final Project Costs

Summary of Cost

	Total
Street Improvements	\$1,500,000
Sanitary Sewer Improvements	\$433,000
Water Main Improvements	\$480,000
Storm Sewer Improvements	\$290,000
Inner Park- Parking Bays	\$57,000
Total	\$2,760,000

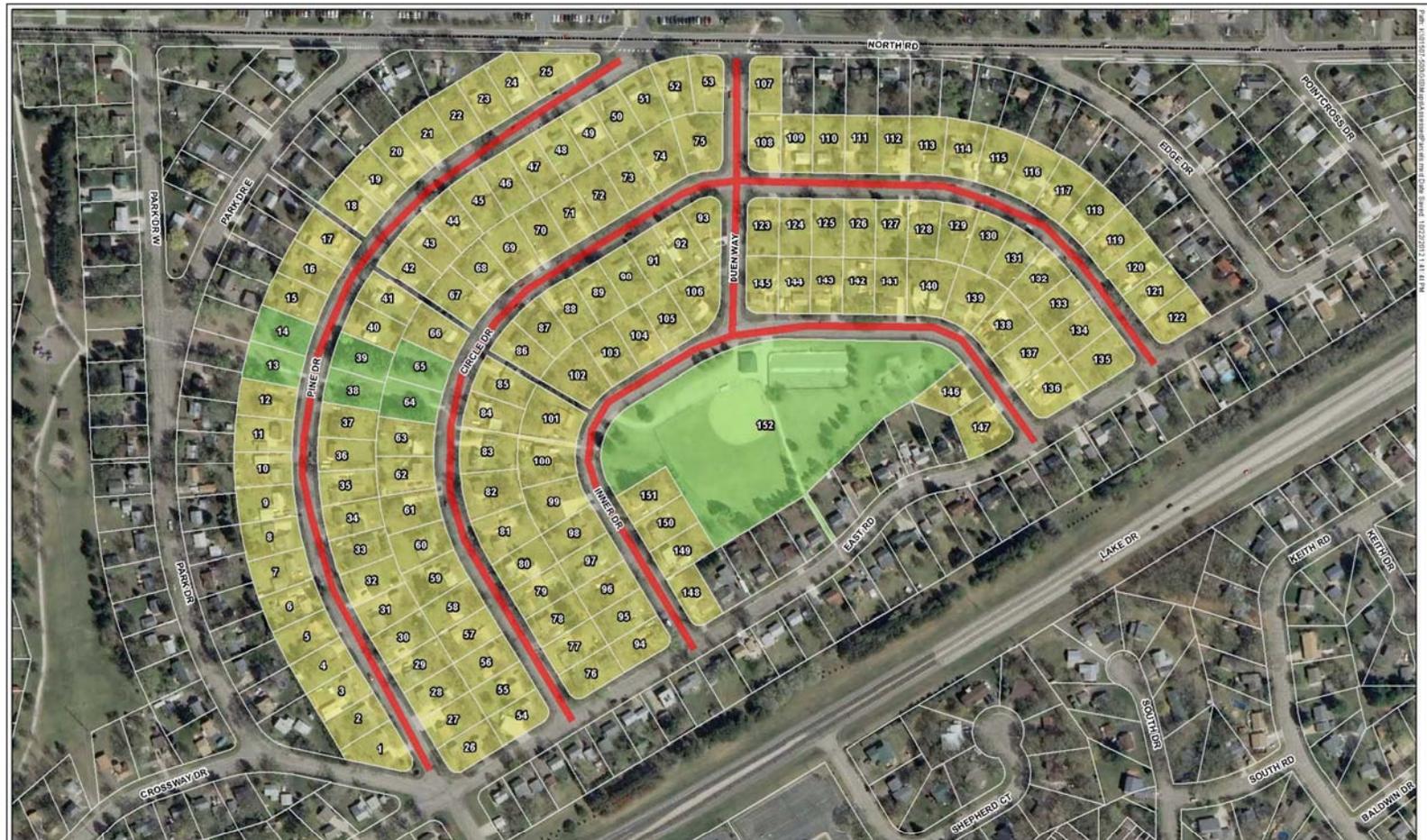
Project Assessment

Total Street Improvement Cost	\$1,500,000
Total Assessable Units	165*
Assessment Rate	\$3,500
Total Assessment	\$577,500

* *Includes six City-owned lots and 15 residential equivalent units for Inner Park*

* *Assessment equates to \$426/yr for 10 years at a 3.68% interest rate*

Assessable Units



- Legend**
- Street & Improvement Project Area
 - Assessed Properties
 - City Parcels

2012 Street and Utility Improvement Project
Assessed Properties
City of Circle Pines MN

1 inch = 200 feet



February 14, 2012
WSB Proj No 1507-50



Assessment Policy and Funding

- Proposed Street Assessment: \$3,500 per residential unit
 - ❖ Spread equally among benefitting properties
 - ❖ Corner lots assessed 1 unit total
- City Funds Remaining Street Improvements
- City Funds 100% of Utility Improvements

Assessment Process

- ❖ Assessment process follows Minnesota Statute Chapter 429 – Public Improvements
- ❖ Notice of objection must be presented in writing and signed by the property owner prior to or at the hearing on October 23, 2012
- ❖ Notice of appeal to Anoka County District Court within 30 days after adoption of assessments
- ❖ Assessments levied for a 10-year period and included with property taxes starting in 2013

Assessment Payment Methods

Option 1

- Pre-pay full assessment amount (\$3,500) without interest to the City of Circle Pines by November 21, 2012

Option 2

- Pay assessment with property taxes over a 10-year period at 3.68% interest (= \$426 per year) starting in 2013

Partial Payment Options

- Pre-pay partial assessment amount without interest to the City of Circle Pines by November 21, 2012
- Pay off remaining assessment amount in November of such year

Assessment Payment Methods

Deferral Option

- For individuals 65 years or older
or
- Have a permanent disability
or
- Are on active service in the MN National Guard
- Must meet certain income guidelines
- Must fill out of application with City

Funding Scenario

Proposed Funding

Special Assessments	\$557,500
Street Reconstruction Fund	\$922,500
Sanitary Sewer Fund	\$433,000
Water Main Fund	\$480,000
Storm Water Fund	\$290,000
Inner Park – Park/City Funds	\$57,000
Total Funding	\$2,760,000

Remaining Work

- ❖ Seeding at Inner Park
- ❖ Pavement markings
- ❖ Sewer lining and televising
- ❖ Punch list items
- ❖ Site cleanup
- ❖ Sod maintenance notice- spring 2013

Questions/Comments?

Questions and Comments?