



# 2014 Street and Utility Improvement Project



Assessment Open House  
October 22, 2014



# Improvement Summary

- ❖ Complete street reconstruction
- ❖ Removal and replacement of sanitary sewer and watermain
- ❖ Storm sewer improvements
- ❖ Carl Eck parking lot
- ❖ Sidewalk between Lake Drive and Carl Eck park
- ❖ Lake Drive intersection improvements

# Remaining Work-2014

- ❖ Paving- North leg of West Road (11/3–11/7)
- ❖ Sidewalk (11/10-11/14)
- ❖ Driveways (11/10-11/14)
- ❖ Infiltration system (10/27-10/31)
- ❖ Sod placement (November 2014)
  - ❖ 45 day contractor maintenance period starts in spring 2015
- ❖ Mailboxes (November 2014)
- ❖ Landscaping (November 2014)
- ❖ Pavement Markings (November 2014)
- ❖ Sewer televising (December 2014)

# Remaining Work-2015

- ❖ Sod Maintenance start in Spring 2015
  - ❖ 45 day contractor maintenance period
  - ❖ Property owner responsibility after 45 days
  - ❖ Advance notice and sod care instructions will be provided to residents
- ❖ Tree Plantings (Spring 2015)
- ❖ Carl Eck Parking Lot (June 2015)
- ❖ Final lift of pavement (June 2015)

# Project Costs

## Summary of Cost

Street Improvements	\$1,560,798
Sanitary Sewer Improvements	\$874,113
Water Main Improvements	\$602,073
Storm Sewer Improvements	\$243,890
Aesthetic Intersection Improvements	\$78,137
<b>Total</b>	<b>\$3,359,011</b>
Alternate 1 – Sidewalk Improvements	\$98,191
Alternate 2 – Parking Improvements (Carl Eck Parking Lot) and (Fire Barn Road Bump Out)	\$178,548
<b>Project Total</b>	<b>\$3,635,750</b>

# Assessment Policy and Funding

- Current Assessment Policy is a flat and equal rate
  - ❖ Current Street Assessment: \$3,950 per unit
    - ❖ 90 single family residential units
    - ❖ Townhomes are treated as one unit (10 Total Units)
    - ❖ City owned parcels at West Rd C cul-de-sac (3 Total Units)
    - ❖ Carl Eck Park area and Fire Station assessed one unit per 75-foot of front footage (same method as Inner Park)
      - ❖ 17 Total Units
- City Funds Remaining Street Improvements
- City Funds 100% of Utility Improvements
- City Funds Aesthetic Intersection Improvements



# Project Assessment

Total Street Improvement Cost	\$1,560,798
Total Assessable Units	117*
Assessment Rate	\$3,950
Total Assessment	\$462,150

\*Includes three City-owned lots and 17 residential equivalent units for Carl Eck Park, the Carl Eck Park parking lot, and Centennial Fire Station totaling (20 units) \$79,000

*\* Assessment equates to \$498/yr for 10 years at 4.34% (estimated- contingent on bond sale) interest rate*

# 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 29, 2014
- ❖ Notice of appeal to Anoka County District Court within 30 days after adoption of assessments

# Assessment Payment Methods

## Option 1

- Pre-pay full assessment amount without interest to the City of Circle Pines by November 29, 2014 (30 days after the assessment hearing-to be held October 29, 2014)

## Option 2

- Pay assessment with property taxes over a 10-year period at 4.34%(approx. \$498 per year) interest starting in 2015

## Partial Payment Options

- Pre-pay partial assessment amount without interest to the City of Circle Pines in November 2014
- Pay off remaining assessment amount in November of such year

## Hardship Deferrals

# 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

**Questions and Comments?**