

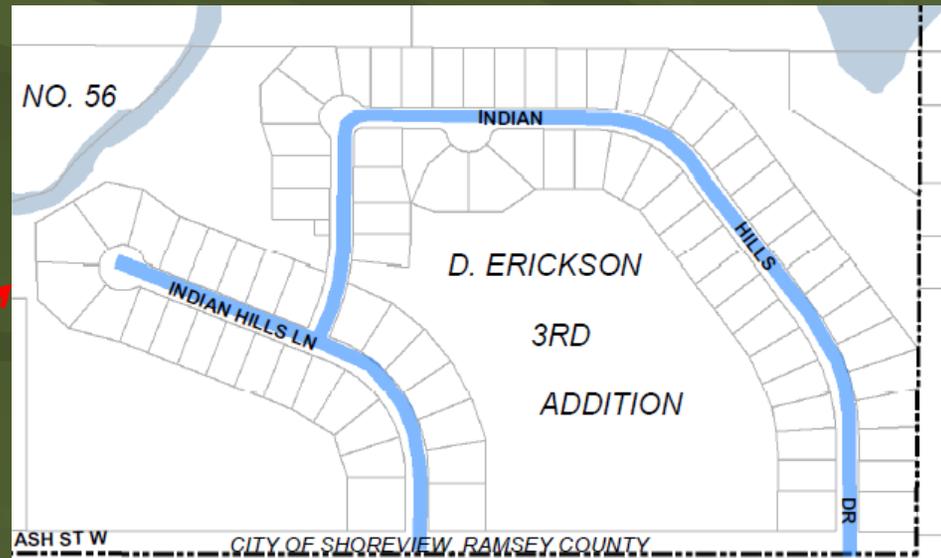
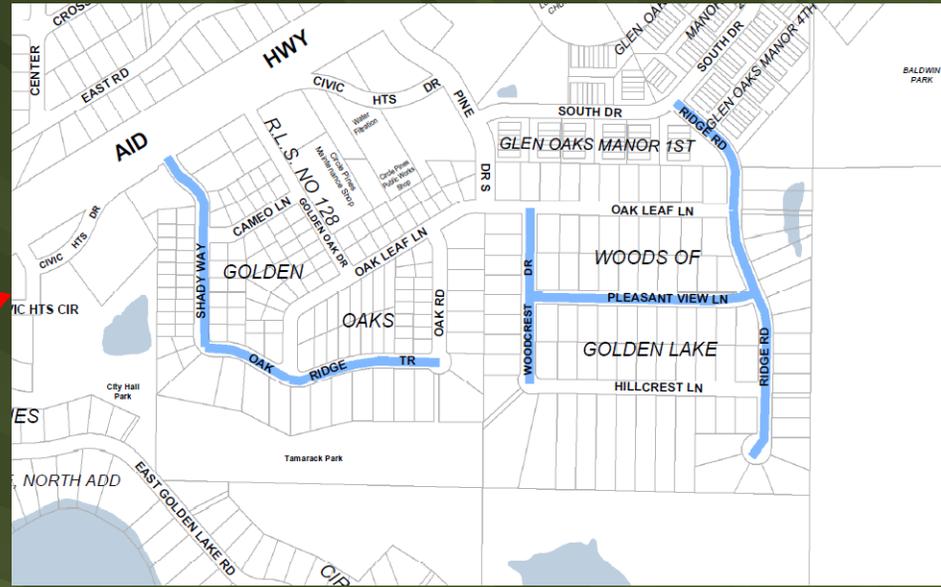
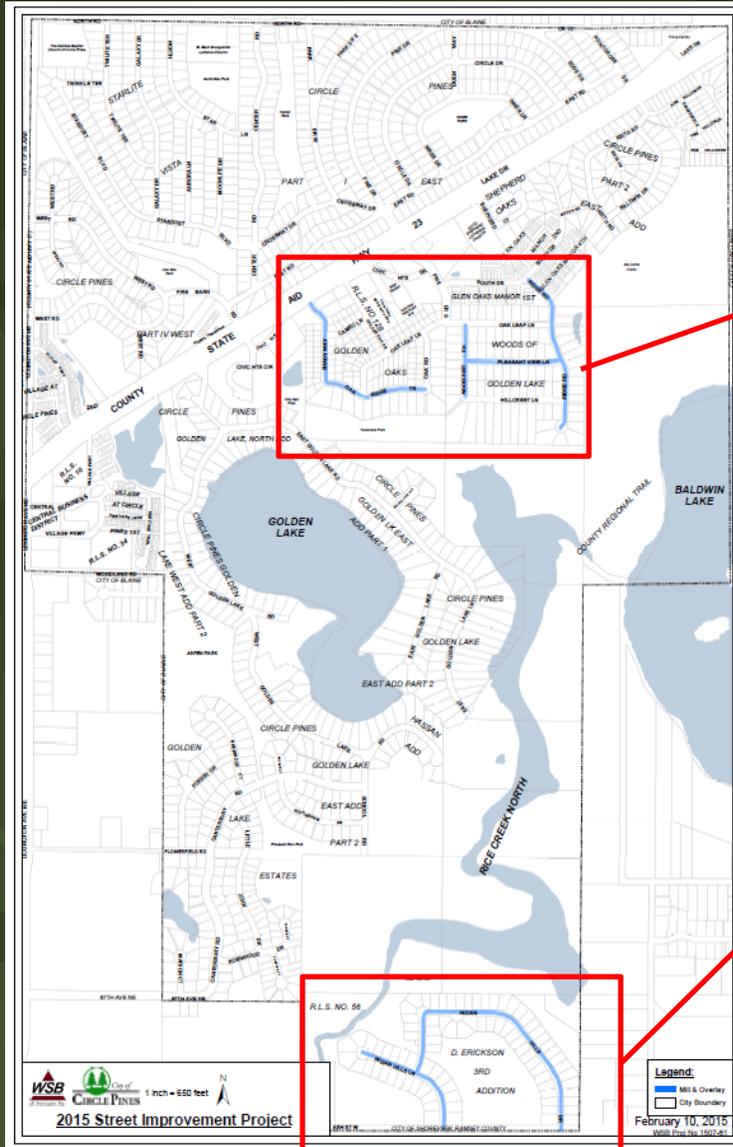


2015 Street Improvement Mill & Overlay



Assessment Hearing
October 14, 2015

Project Location



Existing Conditions

■ Street

- ❖ Paved in the early 1980's
- ❖ The streets are 27 feet wide with surmountable curb & gutter
- ❖ Condition index rated as "fair", "average", and "poor"
- ❖ Experiencing pavement failure in the form of alligator cracking, block cracking, edge cracking, longitudinal cracking, and transverse cracking
- ❖ A total of 14 pavement cores were completed within the project areas and revealed the existing bituminous thicknesses ranged from 3.5 to 5.5 inches.



Indian Hills Lane Looking South



Woodcrest Drive at Hillcrest Lane

Improvement Summary

■ Street Improvements

- ❖ Mill and Overlay – Full width of bituminous pavement
 - ❖ 1.5-inch (Indian Hills Lane)
 - ❖ 2-inch on remaining roads
- ❖ Improve design strength of road to extend life for 10-15 years with crack filling, chip seal sealcoat.
- ❖ Spot curb replacement
- ❖ **Sign replacement**

■ Storm Sewer/ Drainage Improvements

- ❖ Catch basin repair and lining
- ❖ Replaced castings
- ❖ Replaced surrounding curb and gutter

Indian Hills Lane



Before

After



Ridge Road



Before



After

Shady Way



Before



After

Project Costs

Summary of Cost

Item	Total
Street Improvement - Mill & Overlay	\$488,149
Storm Sewer Improvements	\$8,851
Total	\$497,000

Assessment Policy and Funding

■ Residential Assessments

- Current Assessment Policy is a flat and equal rate
 - Mill and Overlay: \$1,425 per benefitting residential property
 - 5 year term @ estimated 3.5% interest = \$317/year

■ Non-Residential Assessments

- Based on front foot rate formula as follows:

- Residential unit rate / 80 feet x 1.25
 - Accounts for average residential lot width of 80 feet and applies a 1.25 multiplier for increased usage
 - Mill and Overlay: \$22.27/front-foot

■ City Funds the Remaining Street Improvements

■ City Funds 100% of Utility Improvements

Assessable Units – Golden Oaks and Woods of Golden Lake



2015 Street Improvement Project
Assessment Map
City of Circle Pines MN



February 10, 2015
WSB Proj No 1507-610



Assessable Units – Indian Hills



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2015 Street Improvement Project
Assessment Map
City of Circle Pines MN



February 10, 2015
WSB Proj No 1507-610



Assessments

2015 Street Improvement Summary of Assessments

2015 Street Improvement Summary of Assessments			
Item	Residential Unit	Residential Rate	Total
Residential - Mill and Overlay	204	\$1,425.00	\$290,700.00
Total			\$290,700.00
Item	Non-Residential Front Footage	Front Footage Rate	Total
Commercial/Non-Residential - Mill and Overlay	454	\$22.27	\$10,110.58
Total			\$10,110.58
Grand Total			\$300,810.58

Funding Scenario

2015 Street Improvement Project Proposed Funding

2015 Street Improvement Project Proposed Funding	
Funding Source	Total
Special Assessments	\$300,811
Street Reconstruction Fund	\$187,338
Storm Water Enterprise Fund	\$8,851
Total Funding	\$497,000

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 14, 2015
- ❖ 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 14, 2015 (30 days after the assessment hearing-to be held October 14, 2015)

Option 2

- Pay assessment with property taxes over a 5-year period at 3.5% (approx. \$317 per year) interest starting in 2015

Partial Payment Options

- Pre-pay partial assessment amount without interest to the City of Circle Pines in November 2015
- 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?