

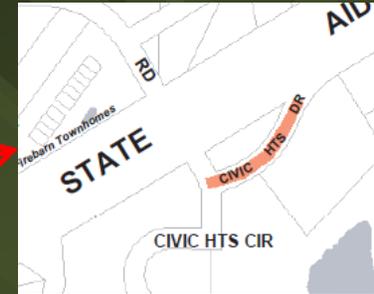
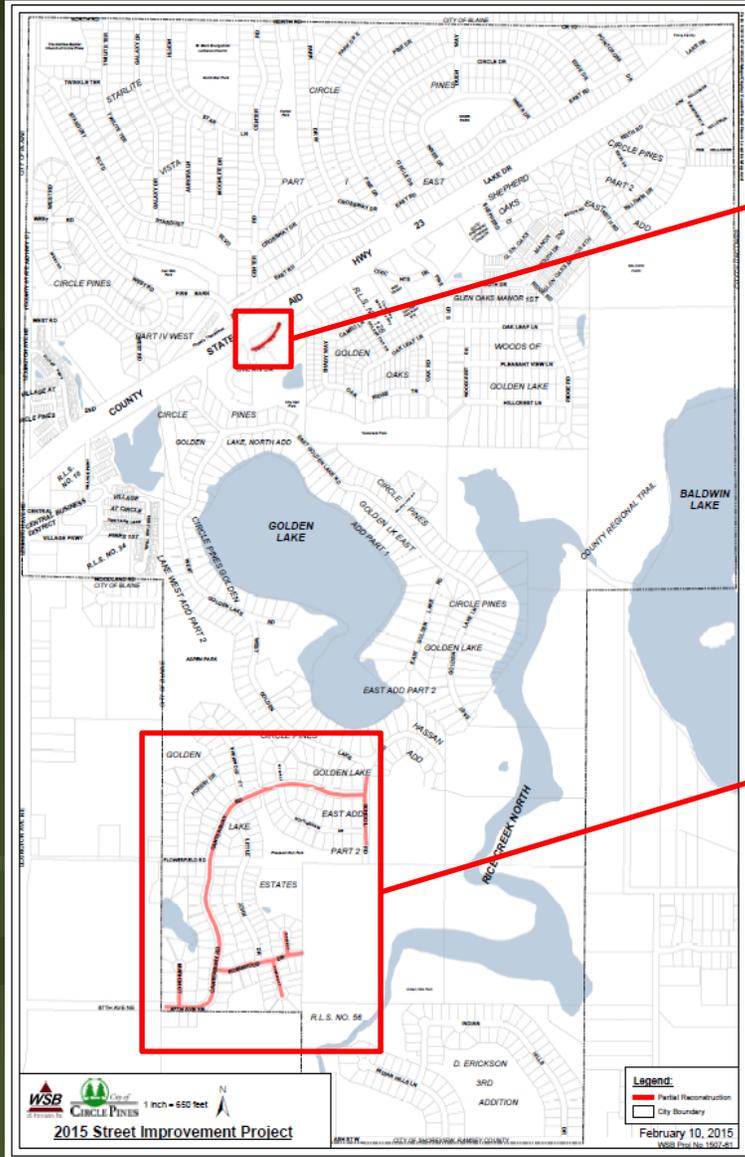


2015 Street Improvement Partial Reconstruction



Assessment Hearing
October 7, 2015

Project Location



Improvement Summary

- ❖ Remove roadway pavement and place new pavement
- ❖ Remove and replace deteriorated curb
- ❖ Sidewalk, crosswalk and pedestrian ramp improvements along School Road
- ❖ Sign improvements
- ❖ Drainage and storm sewer improvements

Improvement Summary

■ Street Improvements

❖ Partial Reconstruction

- Replaced roadway with new pavement
 - Streets: 3.5 inches of bituminous
 - School Road: 4 inches of bituminous
- Improved design strength of road to extend life for 20-30 years with crack filling, chip seal sealcoat.
- Replaced damaged curb and sidewalk

■ Storm Sewer/ Drainage Improvements

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



School Road looking South

Canterbury Road & Robinhood Lane Intersection



Before



After

School Road Looking North



Before



After



Robinhood Lane

Before



After



Project Costs

Summary of Cost

Item	Total
Street Improvements	\$765,900
Storm Sewer Improvements	\$8,851
Total	\$774,751

Assessment Policy and Funding

■ Residential Assessments

- Current Assessment Policy is a flat and equal rate

- Partial Reconstruction: \$2,850 per benefitting residential property
- 10 Year term @ estimated 4.0% interest = \$353/year

■ Non-Residential Assessments

- Based on front foot rate formula as follows:

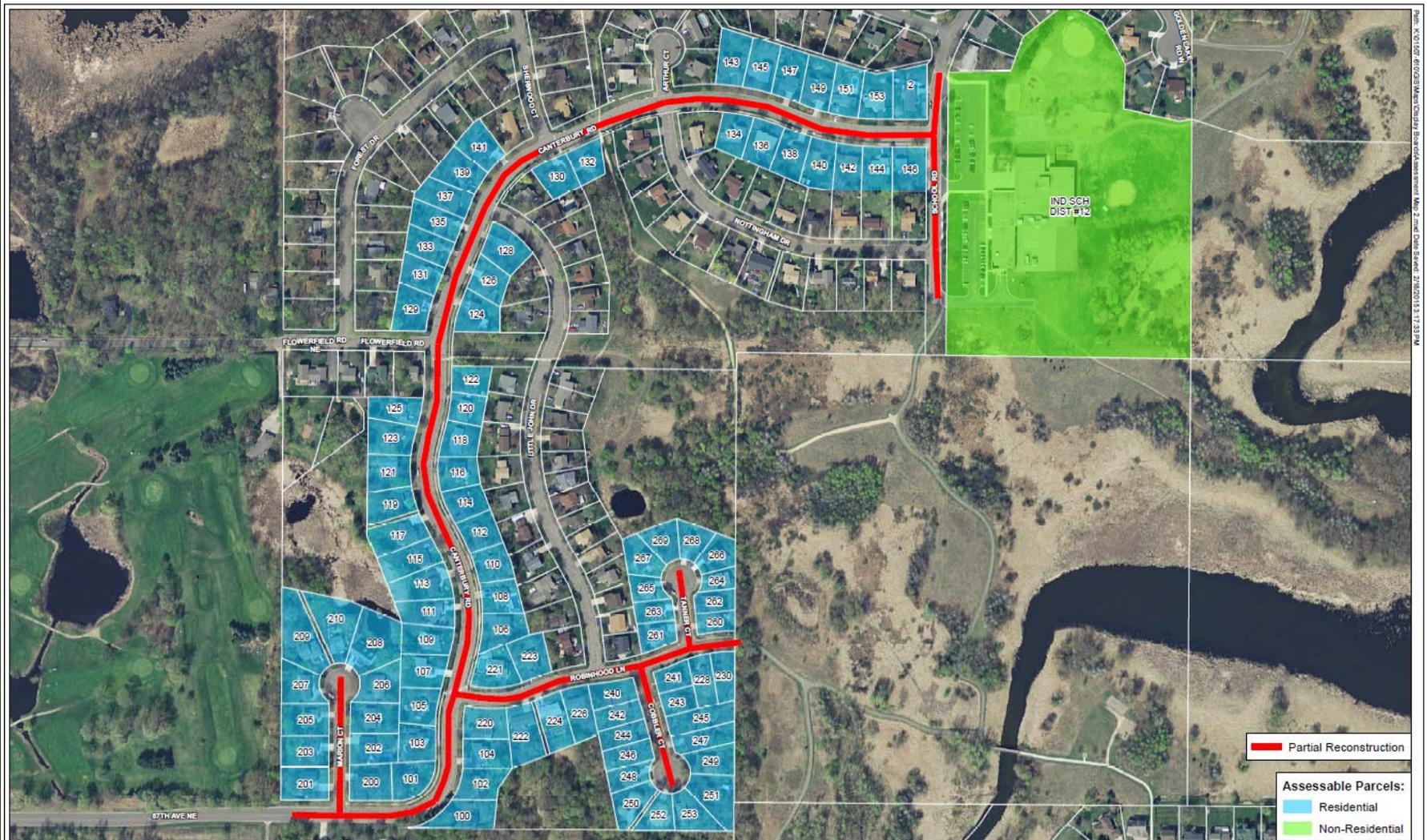
- Residential unit rate / 80 feet x 1.25

- Accounts for average residential lot width of 80 feet and applies a 1.25 multiplier for increased usage
- Partial Reconstruction: \$44.53/front-foot

- City and Municipal State Aid Funds the Remaining Street Improvements

- City Funds 100% of Utility Improvements

Assessable Units



2015 Street Improvement Project
Assessment Map
City of Circle Pines MN



February 10, 2015
WSB Proj No 1507-810



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Assessments

2015 Street Improvement Summary of Assessments

2015 Street Improvement Summary of Assessments			
Item	Residential Unit	Residential Rate	Total
Residential - Partial Reconstruction	94	\$2,850.00	\$267,900
Total			\$267,900
Item	Non-Residential Front Footage	Front Footage Rate	Total
Commercial/Non-Residential - Partial Reconstruction	826	\$44.53	\$36,781.78
Total			\$36,781.78
Grand Total			\$304,682

Funding Scenario

2015 Street Improvement Project Proposed Funding	
Funding Source	Total
Special Assessments	\$304,682
Street Reconstruction Fund	\$229,218
Municipal State Aid	\$232,000*
Storm Water Enterprise Fund	\$8,851
Total Funding	\$774,751

*Reflects City's current 2015 balance

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 7, 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 7, 2015 (30 days after the assessment hearing-to be held October 7, 2015)

Option 2

- Pay assessment with property taxes over a 10-year period at 4.0% (approx. \$353 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

Remaining Work

- ❖ Re-seed areas that have not established
- ❖ Hydromulch disturbed areas along School Road
- ❖ Punch list items
- ❖ Site cleanup

Questions and Comments?