



2016 Street and Utility Improvement Project

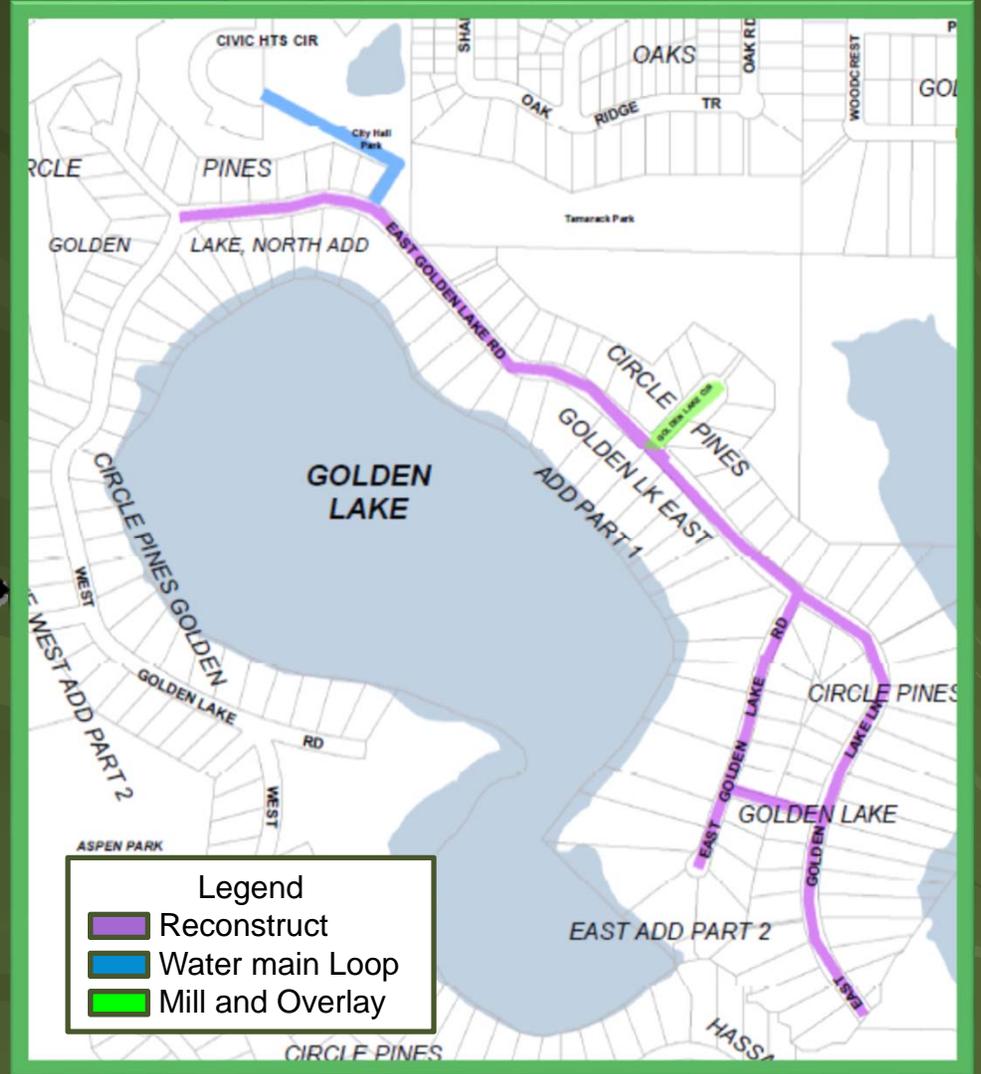


Assessment Open House
September 29, 2016

Presentation Overview

- Project Location
- Improvement Summary
- Remaining Work 2016
- Remaining Work 2017
- Project Costs
- Assessments / Funding
- Assessment Payments
- Questions and Comments

Project Location



Improvement Summary

- ❖ Complete street reconstruction
 - ❖ East Golden Lake Road and Lane
 - ❖ Connecting road between East Golden Lake Road and Lane
- ❖ Mill and Overlay (East Golden Lake Circle)
- ❖ Removal and replacement of sanitary sewer and watermain
- ❖ Lift Station improvements
- ❖ Storm sewer improvements

Project Photos



Preconstruction



Post Construction

East Golden Lake Lane and No Name Road Intersection

Project Photos



Preconstruction



Post Construction

East Golden Lake Road

Remaining Work-2016

- ❖ Paving – North leg of East Golden Lake Road (Mid October)
- ❖ Driveways (Mid October)
- ❖ Sod placement – North leg of East Golden Lake Road (Mid-Late October 2016)
 - ❖ 45 day contractor maintenance period starts in spring 2017
- ❖ Mailboxes (Mid-Late October 2016)
- ❖ Landscaping (Mid-Late October 2016)
- ❖ Mill and Overlay East Golden Lake Circle (October 2016)
- ❖ Tree Planting (October 2016)

Remaining Work-2017

- ❖ Sod Maintenance start in Spring 2017
 - ❖ 45 day contractor maintenance period
 - ❖ Property owner responsibility after 45 days
 - ❖ Advance notice and sod care instructions will be provided to residents
- ❖ Final lift of pavement (June 2017)

Project Costs

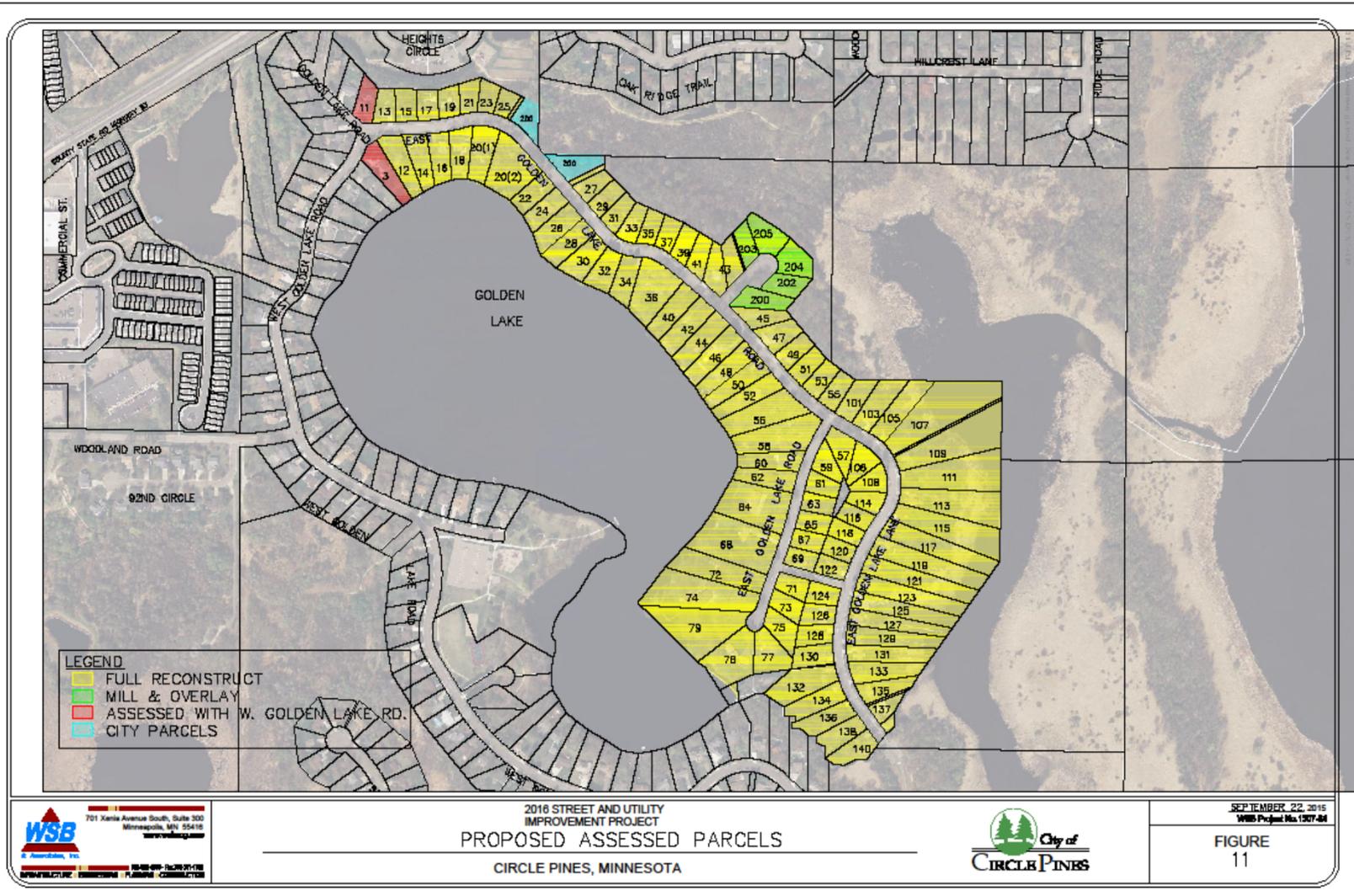
2016 Street and Utility Improvement Cost Summary of Cost

	Total
Schedule A – Surface Improvements	\$1,696,091
Schedule B – Sanitary Sewer Improvements	\$821,584
Schedule C – Water Main Improvements	\$729,789
Schedule D – Storm Sewer Improvements	\$260,141
Schedule E – Storm Water Treatment	\$64,943
Schedule F – Site Access and Path Reconstruction	\$38,302
Total	\$3,610,850

Assessment Policy and Funding

- Current Assessment Policy is a flat and equal rate
 - ❖ Current Street Reconstruct Assessment: \$4,380 per unit
 - ❖ 99 single family residential units
 - ❖ Current Mill and Overlay Assessment: \$1,500
 - ❖ 5 total units
- City Funds Remaining Street Improvements
- City Funds 100% of Utility Improvements

Assessable Units



Assessment Map

Project Assessment

Assessment Calculations	
Street Improvement Assessment	
Road Reconstruction	
Assessable Units	99
Assessment Rate	\$4,380
Mill and Overlay	
Assessable Units	5
Assessment Rate	\$1,500
Total Amount Through Assessment	\$441,120

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 4, 2016
- ❖ Notice of appeal to Mayor or City Clerk within 30 days after adoption of assessments
- ❖ File notice of appeal with Anoka County District Court within 10 days after filing with City

Assessment Payment Methods

Option 1

- Pre-pay full assessment amount without interest to the City of Circle Pines by November 15, 2016

Option 2 (Full Reconstruct)

- Pay assessment with property taxes over a 10-year period at 3.95% interest starting in 2017

Option 2 (Mill and Overlay)

- Pay assessment with property taxes over a 10-year period at 3.95% interest starting in 2017

Partial Payment Options

- Pre-pay partial assessment amount without interest to the City of Circle Pines by November 15, 2016
- 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?