



2018 Street and Utility Improvement Project



Assessment Hearing Open House
October 02, 2018

Presentation Overview

- Project Location
- Improvement Summary
- Remaining Work 2018
- Remaining Work 2019
- Project Costs
- Assessments / Funding
- Assessment Payments
- Questions and Comments

Project Location

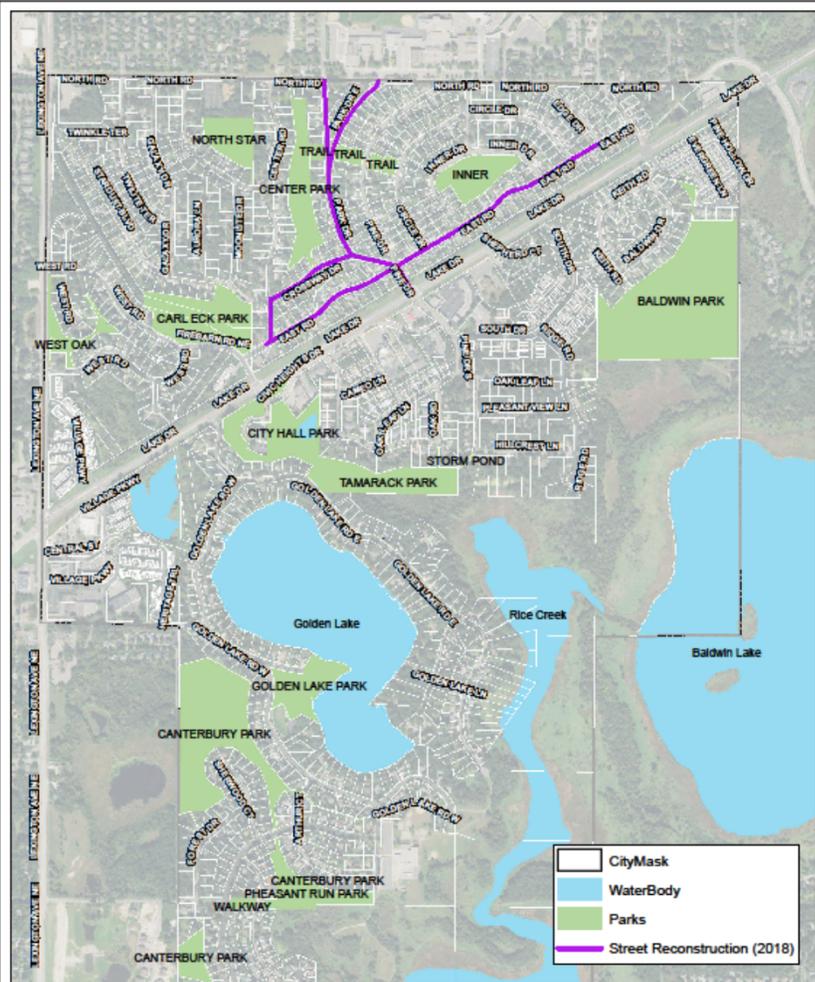


Figure 1 - Layout
2018 Street and Utility Improvement Project
City of Circle Pines

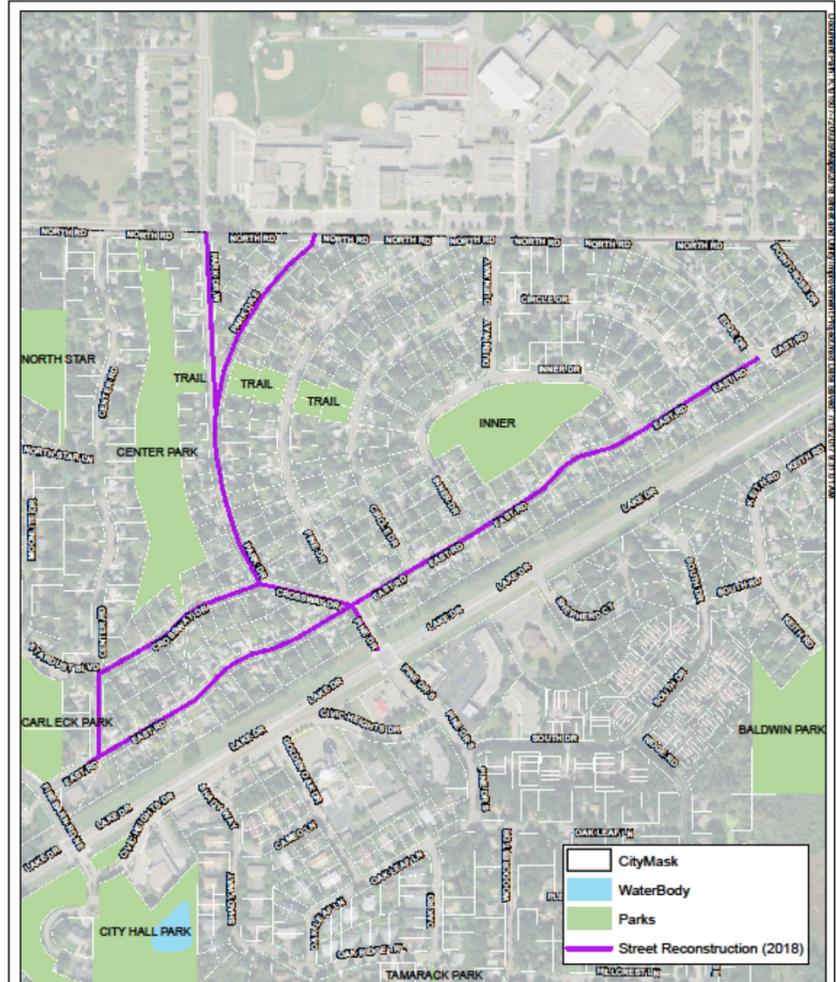


Figure 1 - Layout
2018 Street and Utility Improvement Project
City of Circle Pines



Improvement Summary

- ❖ Complete street reconstruction
 - ❖ Pine Drive (Lake to East), East Road, Crossway Drive, Center Road (East to Crossway), Park Drive East and West
 - ❖ Intersection Improvements at Park Drive East and West, and at Crossway and Park Drive
- ❖ Removal and replacement of sanitary sewer and watermain
- ❖ Storm sewer improvements

Project Photos



Preconstruction



Post Construction

Intersection of Center Road and East Road

Project Photos



Preconstruction



Post Construction

Intersection of Pine Drive and East Road

Remaining Work-2018

- ❖ Paving – Park Drive Area (Early October)
- ❖ Driveways (Early – Mid October)
- ❖ Sod placement – Park Drive East and West
 - ❖ 45 day contractor maintenance period starts in spring 2019
- ❖ Mailboxes (Early-Mid October 2018)
- ❖ Landscaping (Early-Mid October 2018)
- ❖ Tree Planting (October 2018)
- ❖ Final lift of pavement (Mid – Late October)

Remaining Work-2019

- ❖ Sod Maintenance start in Spring 2019
 - ❖ 45 day contractor maintenance period for Phase 4 (Park Drive area)
 - ❖ Property owner responsibility after 45 days
- ❖ Final lift of pavement if weather does not cooperate
 - ❖ This work may be completed in June 2019 (weather dependent)

Project Costs

2018 Street and Utility Improvement Cost Summary of Cost

	Total
Schedule A – Surface Improvements	\$1,903,500
Schedule B – Sanitary Sewer Improvements	\$1,227,875
Schedule C – Water Main Improvements	\$898,875
Schedule D – Storm Sewer Improvements	\$669,750
Total	\$4,700,000

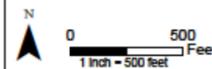
Assessment Policy and Funding

- Current Assessment Policy is a flat and equal rate
 - ❖ Current Street Reconstruct Assessment: \$4,600 per unit
 - ❖ 139 single family residential units
 - ❖ 9 City owned lots
- City Funds Remaining Street Improvements
- City Funds 100% of Utility Improvements

Assessable Units



Figure 15 - Assessment Map
2018 Street and Utility Improvement Project
City of Circle Pines



Project Assessment

Total Reconstruct Street Improvement Cost	\$1,903,500
Total Assessable Reconstruct Units	148
Assessment Rate	\$4,600
Total Assessment	\$680,800

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 9, 2018
- ❖ 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 30 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, 2018

Option 2 (Full Reconstruct)

- Pay assessment with property taxes over a 10-year period at 4.84% interest starting in 2019 (Approximately \$591/year)

Partial Payment Options

- Pre-pay partial assessment amount without interest to the City of Circle Pines by November 15, 2018
- 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?