



2018 Partial Street Reconstruction Project



Assessment Hearing Open House
October 02, 2018

Presentation Overview

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

Project Location

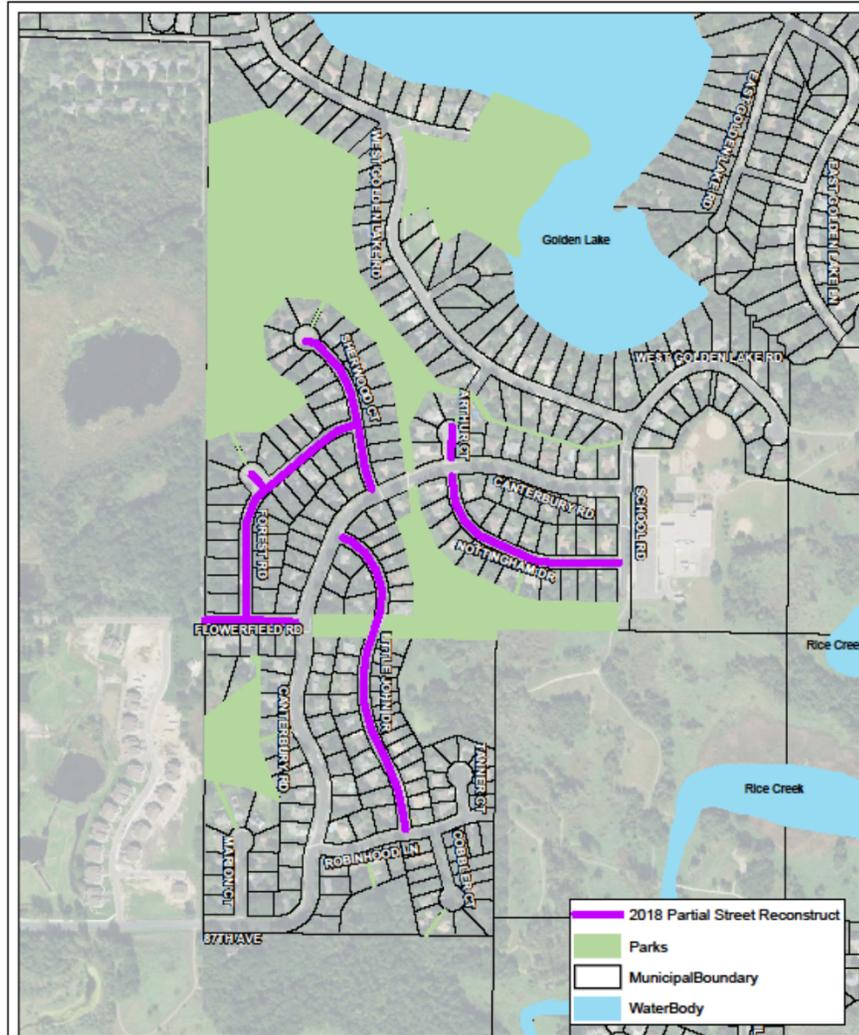
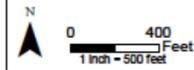


Figure 2 - Project Area
2018 Partial Reconstruction Project
City of Circle Pines



Improvement Summary

- ❖ Partial street reconstruction
 - ❖ Flowerfield Road, Arthur Court, Little John Drive, Forest Drive, Sherwood Court, Nottingham Drive
 - ❖ Spot Storm Sewer Repairs
 - ❖ Spot Curb and Gutter Replacement

Project Photos



Preconstruction



Post Construction

Arthur Court

Project Photos



Preconstruction



Post Construction

Flowerfield Road

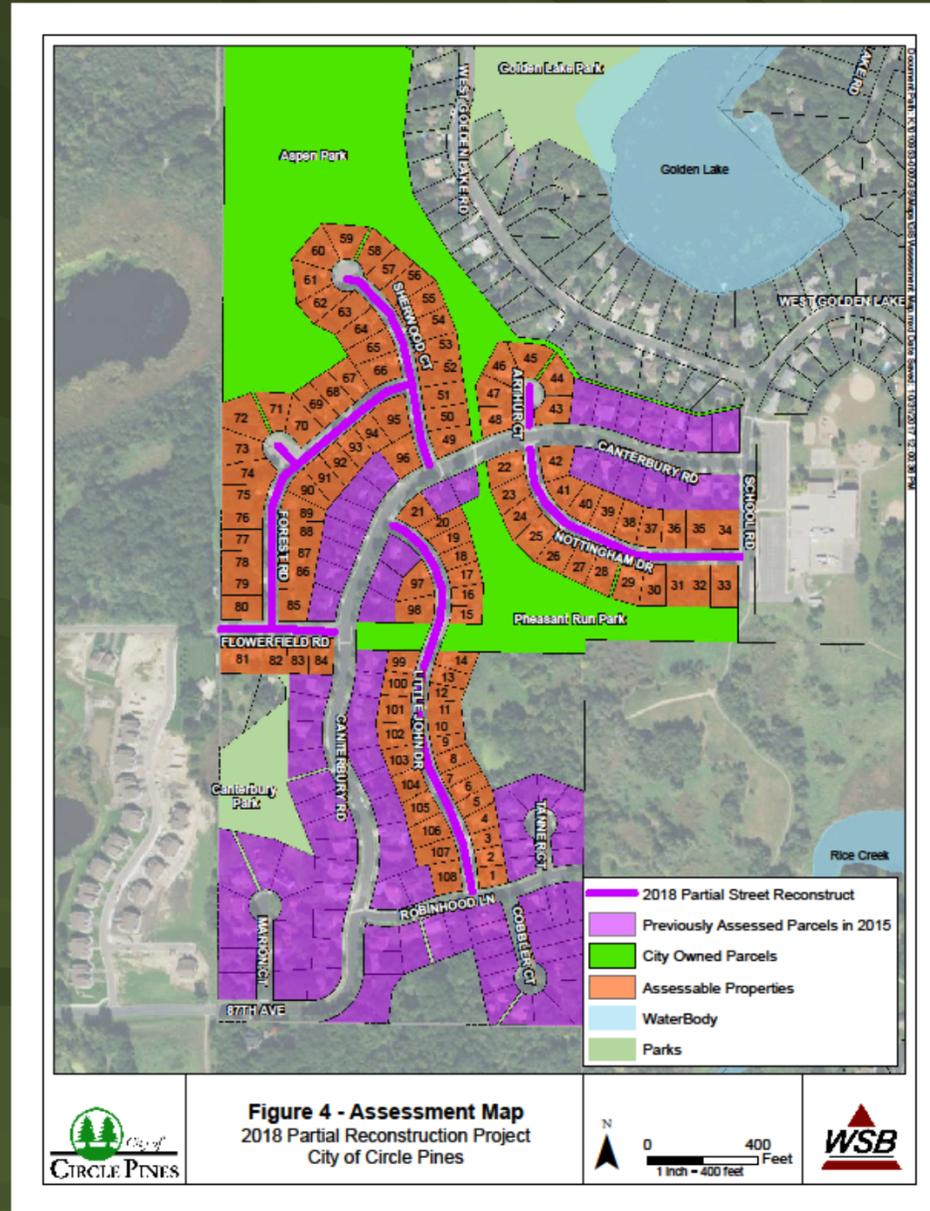
Remaining Work-2018

- ❖ Crosswalk Marking (Little John)
- ❖ Sod Repairs

Assessment Policy and Funding

- Current Assessment Policy is a flat and equal rate
 - ❖ Current Street Reconstruct Assessment: \$2,995 per unit
 - ❖ 111 single family residential units
- City Funds Remaining Street Improvements
- City Funds 100% of Utility Improvements

Assessable Units



Project and Assessment Costs

Total Reconstruct Street Improvement Cost	\$577,500
Total Assessable Reconstruct Units	111
Assessment Rate	\$2,995
Total Assessment	\$332,445

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 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, 2018

Option 2

- Pay assessment with property taxes over a 10-year period at 4.84% interest starting in 2019 (Approximately \$385/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?