

2011 INFRASTRUCTURE IMPROVEMENTS

OPEN HOUSE MEETINGS
FEBRUARY 8-10, 2011

PROJECT INFORMATION SHEET

PROPOSED SCHEDULE

March 21, 2011 Council holds public hearing to decide if the project will be built, and also a public hearing to adopt assessment amounts
Late May Construction begins
Late September Construction is completed – ***the contractor will be required to complete sections at intervals rather than starting all work at the same time and causing summer-long inconvenience***

Note: Depending on Bid Prices, some portions of the program may have to be delayed into the future

COSTS

Estimated Total Project Costs	\$5,420,000
Assessed to Properties	\$1,560,000
Approximate Percentage Assessed	29%

WHY THESE STREETS?

Street surfaces are in very poor condition, which causes poor drainage and leads to further degradation, rougher condition, and increasingly costly maintenance and repairs. Utilities are also experiencing degradation and with age they have increased susceptibility to lapses in reliability.

ASSESSMENT TIMING

Assessments can be spread over a 10-year period and would be collected by Dakota County with your property taxes. If the Council proceeds with construction of this project, the first assessment payment would be due with your property tax statement in the spring of 2012.

ASSESSMENT POLICY

The Assessment Policy of the City's Ordinances dictates the formula that is used to compute assessments. Assessment rates are developed on an appraised benefit, or the difference in value between a property with streets and utilities in disrepair, and the same property with a new street and utilities.

ASSESSMENT RATES

The proposed rates for the 2011 Infrastructure Improvements are:

\$60 per frontage foot	Properties on street sections that currently do not have concrete curb and gutter
\$45 per frontage foot	Properties on street sections that currently have concrete curb and gutter
\$1,350 per unit	Medium density residential properties (i.e. townhomes)
\$900 per unit	High density residential properties (i.e. condo/apartment complexes). Exception: 551 18 th Street (Riverbend Apts.)

STANDARD LOT

Lot width X Assessment Rate = Assessment

CORNER LOT

Assessment = (Short Side width X Assessment Rate) and/or (Long Side width X Assessment Rate X 25%) depending on which side(s) fronts project street.

IRREGULAR LOTS

City policy prescribes that alternate methods of computation may need to be implemented for properties where the shape or configuration of the lot is incongruent with typical standards (i.e. trapezoidal shapes, pie shapes). City staff can provide rationale and detail for a particular situation.

ASSESSMENT ABATEMENT

The City will apply for Federal Community Development Block Grant (CDBG) funds for assessment abatement. Qualifying low income households would have their entire assessments funded by these CDBG funds. Any funds remaining after meeting low income households' assessments needs will then be divided evenly among qualifying moderate income households.

COMMENTS

We need your comments and any additional information you feel would be helpful in preparing the design. This will help assure the most accurate design and cost estimating.