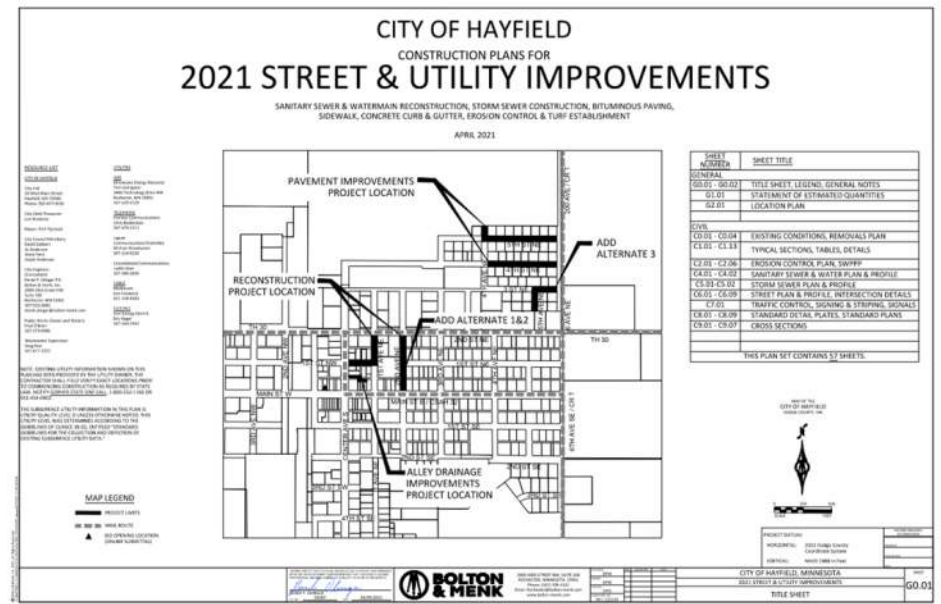


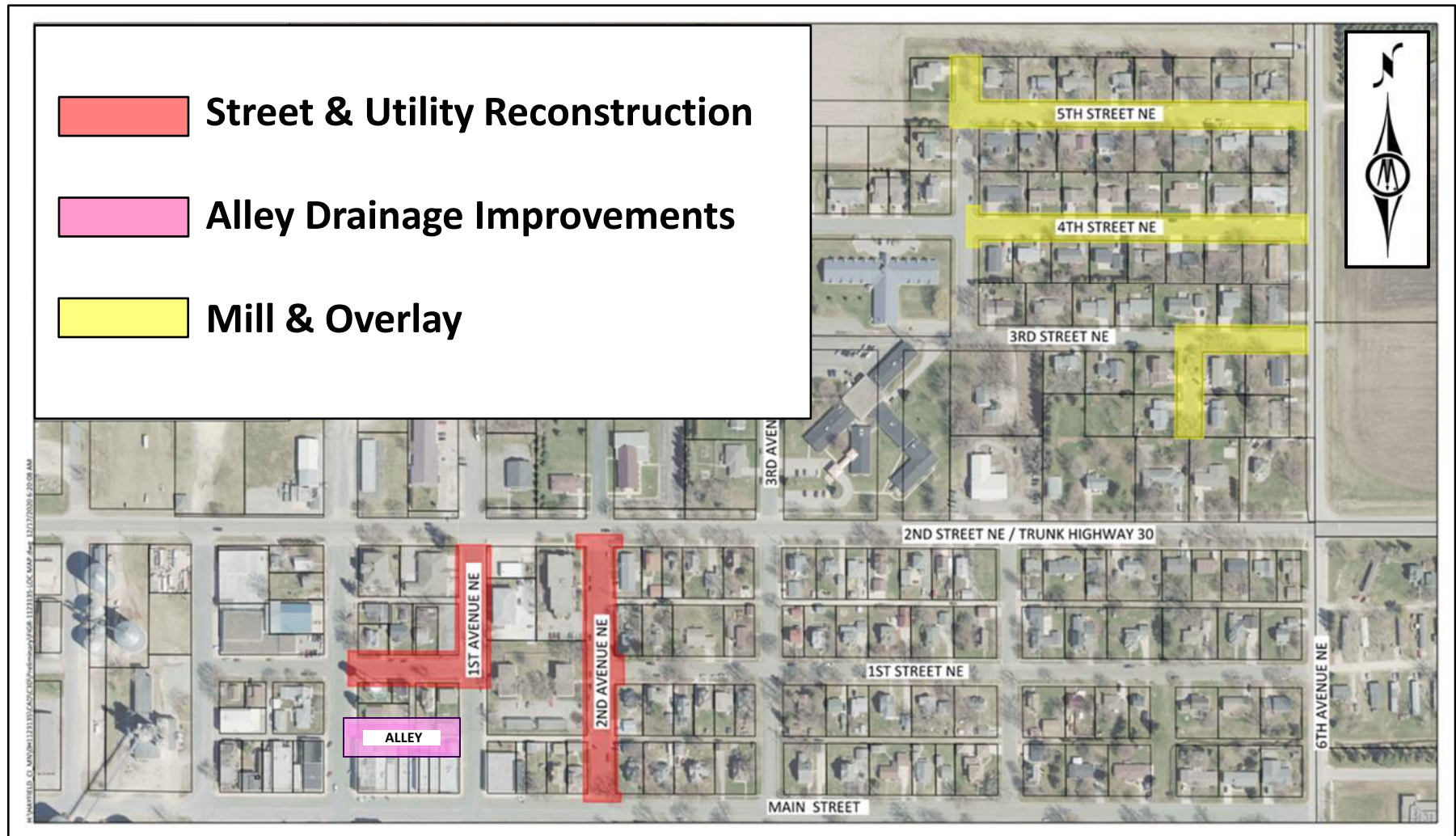
2021 Street & Utility Improvements

Reconstruction: 1st St NE, 1st Ave NE & 2nd Ave NE
Alley Drainage Improvements
Assessment Hearing

May 24th, 2021



Project Area



Assessment Hearing

- **What's been done**
 - Infrastructure Management Plan Fall 2020
 - *Feasibility Report Accepted by Council* 12/21/20
 - *Public Improvement Hearing* 1/19/2021
 - Open Bids 4/29/2021
- **Tonight – Assessment Hearing**
 - Project Scope & Cost
 - Assessment Review
 - *Public Hearing / Comment*
 - Consider Adoption of Assessment Roll & Award Contract
- **What's next**
 - Construction: Start June 2021 & Finish June 2022

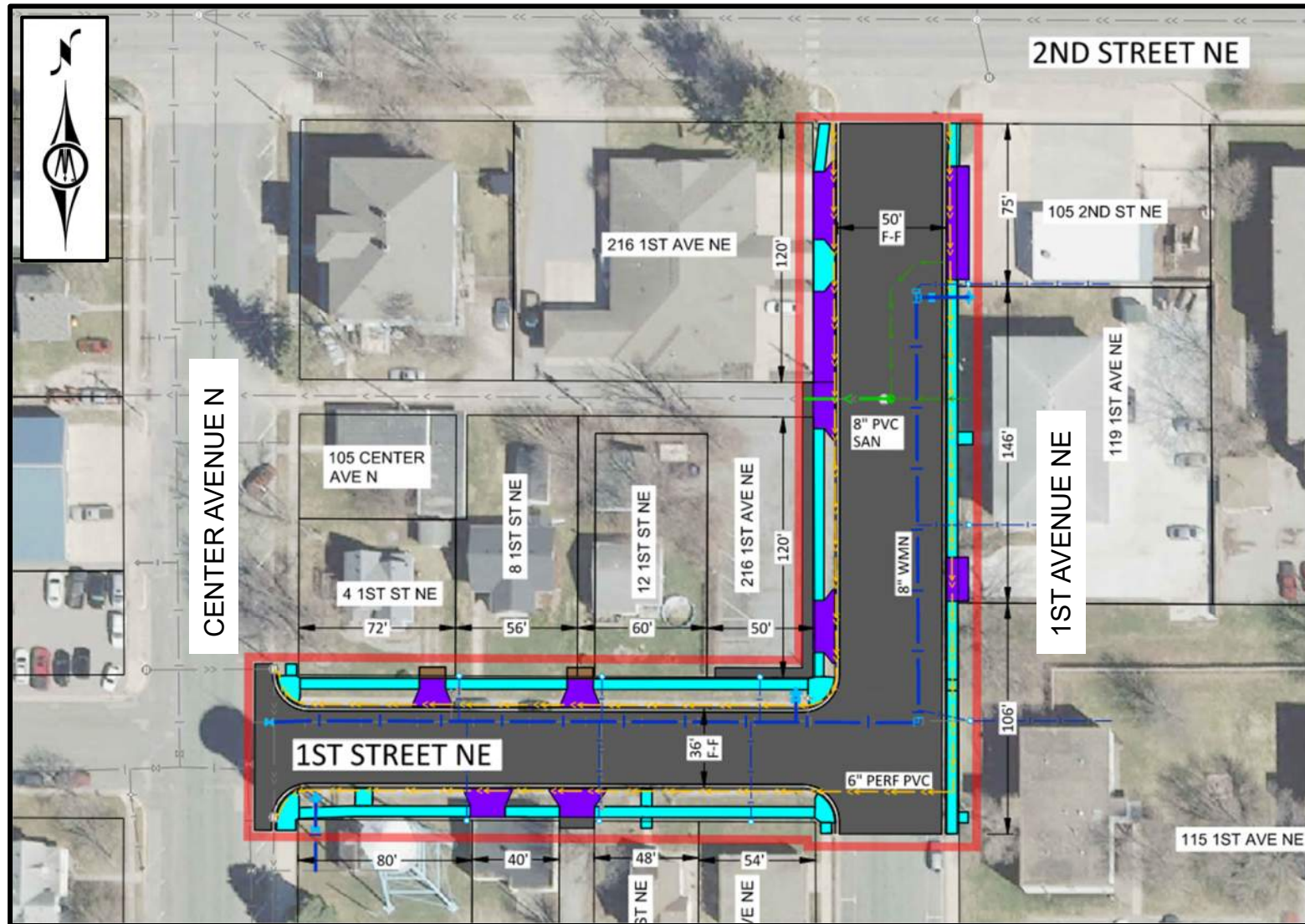


Summary of Improvements

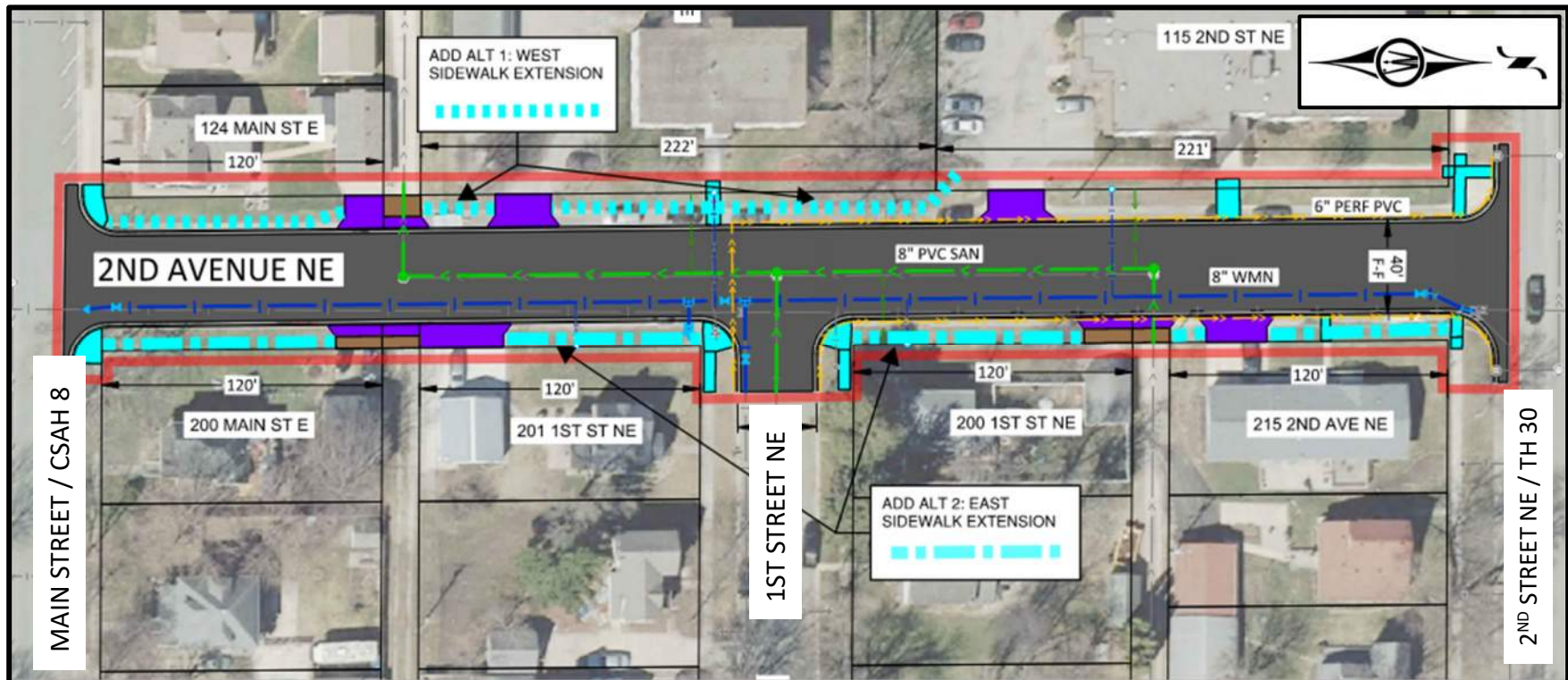
- 1st Street NE, 1st Ave NE & 2nd Ave NE
 - Street Reconstruction
 - Pavement, Driveways and Curb & Gutter
 - Sidewalks
 - Replaced existing locations
 - Extensions along 2nd Ave NE
 - ADA Compliance
 - Sanitary Sewer & Services
 - Watermain & Services
- Alley: Center Ave to 1st Ave NE between 1st St and Main
 - Storm sewer extension, roof drain connections & concrete pavement



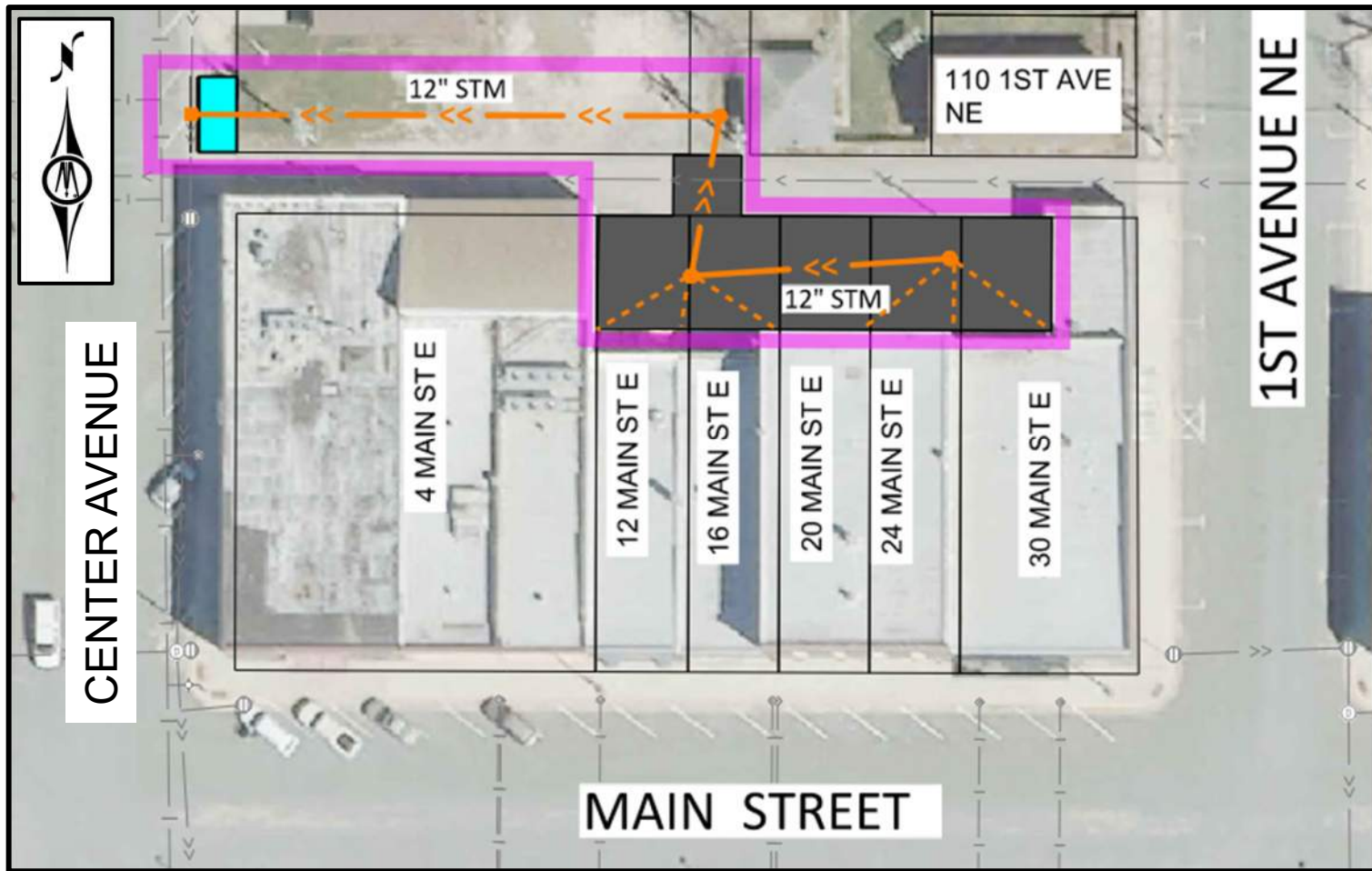
Proposed Conditions: 1st St NE & 1st Ave NE



Proposed Conditions: 2nd Ave NE



Proposed Conditions: Alley



Project Cost Summary

Project Component	Total Project Cost
Street & Utility Reconstruction	
Street & Site	\$687,823.82
Sidewalk (Add Alt 1 & 2)	\$162,181.42
Sanitary Sewer	\$78,208.21
Watermain & 1" Services	\$141,198.60
Watermain & Oversize Services	\$72,485.35
Total	\$1,141,897.41
Alley Drainage Improvements	
Total	\$112,405.93
Mill & Overlay	
4th & 5th Street NE	\$228,815.82
Add Alt 3: 3rd St NE & 5th Ave NE	\$96,329.81
Total	\$325,145.63

Total Project Cost
\$1,579,448.97



Funding

- Project funded through bond sale, repaid through
 - Utility/Enterprise Funds
 - Tax Levy
 - Special Assessments (Reconstruction Only, Not Overlay)



Special Assessments

Project Component	% Assessable	% City Cost
Street & Utility Reconstruction³		
Street & Site	20% ¹	80%
Sidewalk (Add Alt 1 & 2)	20% ¹	80%
Sanitary Sewer	20% ²	80%
Watermain & 1" Services	20% ²	80%
Watermain & Oversize Services	20% ²	80%
Alley Drainage Improvements		
Street, Site & Drainage	20% ²	80%
Mill & Overlay		
4th & 5th Street NE	0%	100%
Add Alt 3: 3rd St NE & 5th Ave NE	0%	100%

- Notes:
- 1) Assessed at a “per foot” cost
 - 2) Assessed at a “per lot/service” cost
 - 3) 50% Reduction for side and back “frontage”
 - 4) **Total Percentage Assessed: 12.65%**



Special Assessment Rates

Project Component	Assessment Rate
Street & Utility Reconstruction	
Street & Site	\$66.48 Per Foot
Sidewalk (Add Alt 1 & 2)	\$23.16 Per Foot
Sanitary Sewer	\$3,128.33 Per Lot
Watermain & 1" Services	\$2,017.12 Per Lot
Watermain & Oversize Services	\$3,624.27 Per Lot
Alley Drainage Improvements	
Street, Site & Drainage	\$3,746.86 Per Lot
Mill & Overlay	
4th & 5th Street NE	
Add Alt 3: 3rd St NE & 5th Ave NE	



Special Assessments

- Example Lot - 200 1st Street NE (2nd Ave NE Project Area):
 - Street, Sidewalk: 120' feet of side frontage (50% Deduction)
 - Sanitary & Water Service

Assessment Totals

	<u>Preliminary</u>	<u>Final</u>
• Street & Site:	\$ 4,621.20	\$ 3,988.93 (-14%)
• Sidewalk:	\$ 1,419.60	\$ 1,389.43 (-2%)
• Water Service:	\$ 1,870.16	\$ 2,017.12 (+8%)
• Sanitary Service:	\$ 2,472.39	\$ 3,128.33 (+27%)
• Total:	\$10,383.35	\$10,523.81 (+1%)

- Individual assessments may vary based on details of property and actual improvements



Special Assessments

- 23 Properties
 - 8 Assessments are higher than preliminary estimate.
 - Alley Assessments (6) increased due to scope change
 - 15 Assessments are below preliminary estimate.
- Specific notices mailed to each individual property.
- Detailed Final Assessment Roll available

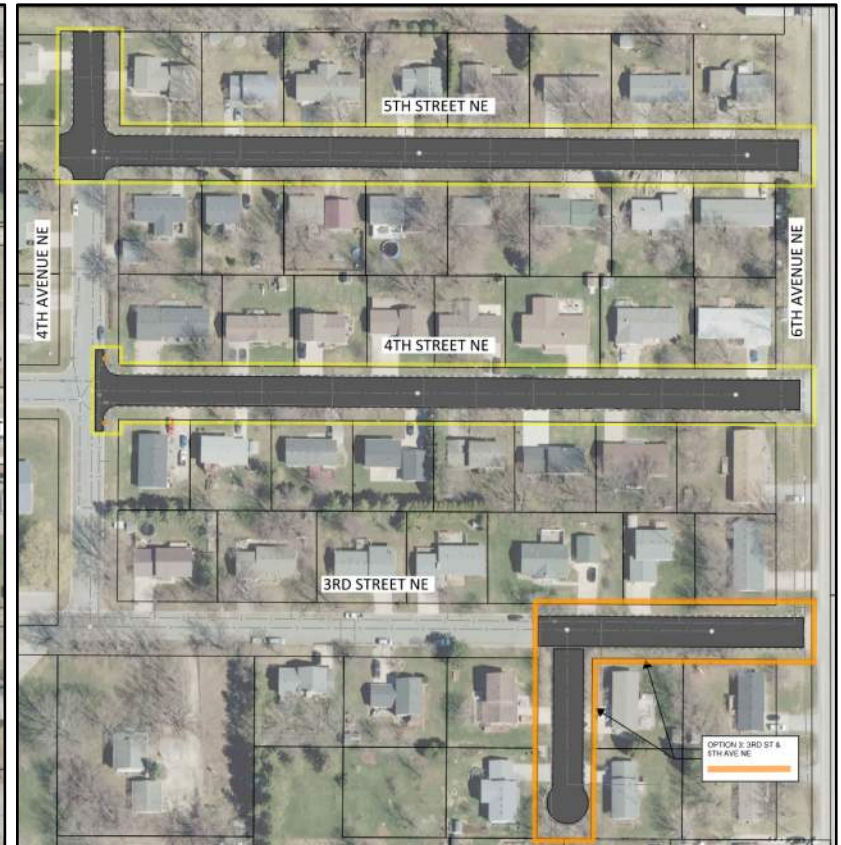
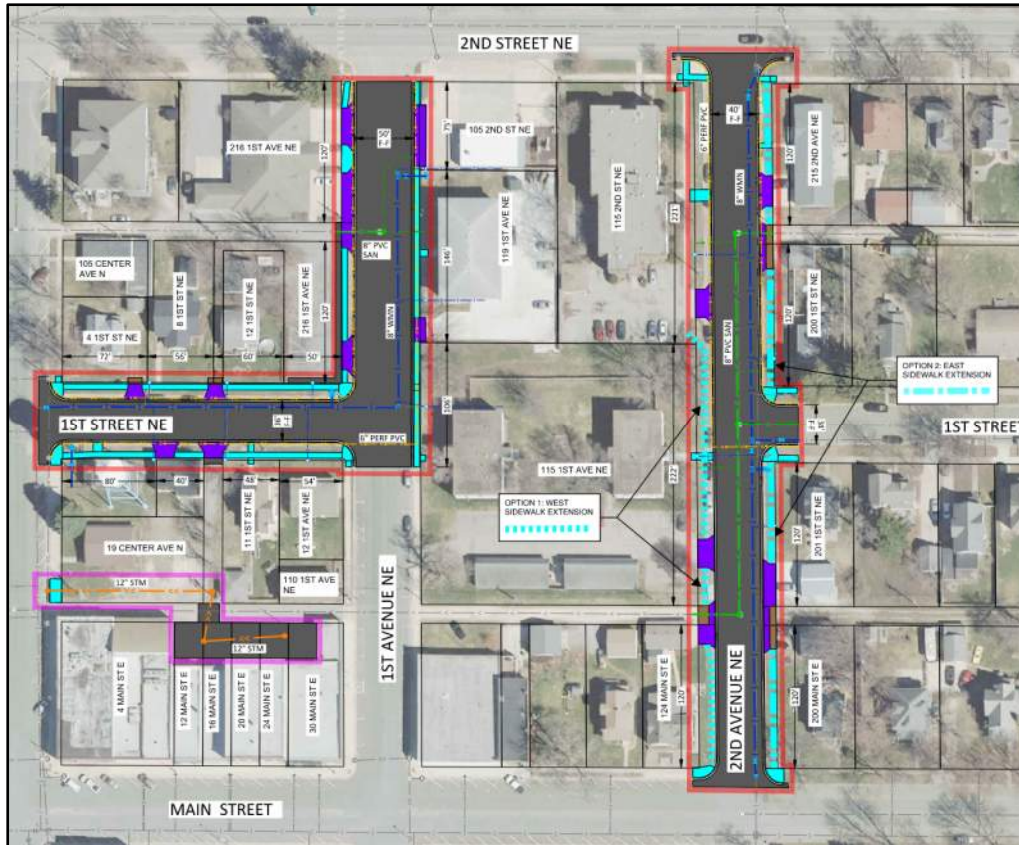


Special Assessment Payment

- Options for payment:
 - Prepayment
 - Full Payment to City within 30 days (June 23rd)
 - Certified to 2022 Taxes
 - Proposed: 15 Years, 3.0% interest
 - If paying off in full at later date, do so prior to November 15th of given year to avoid being charged interest for following year
 - Deferment Options:
 - Homestead property owner 65 years or older, retired by virtue of perm/total disability, or those in active military service
 - If interested, call City Hall



Comment Period



Project Website (Reports, Maps, Newsletters)
<https://clients.bolton-menk.com/hayfield2021/>



Action Items

- Council to consider adoption of Assessment Roll (Resolution 5-24-21A)



Action Items

- Council to consider awarding of contract to Wencil Construction (Resolution 5-24-21B)
- Council to consider approving Task Order for Construction Engineering

