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# Improvement Hearing 2024 Street & Utility Improvements



December 18, 2023


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## Infrastructure Planning

  
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**Infrastructure Management Plan Update**  
City of Hayfield, MN  
September 2023

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Capital Improvement Plan

- Sets Project Timing & Budgets based on City Financial Goals
- 2024 Project identified
- Future Projects (2026 or 2027)

Infrastructure Management Plan

- City-Wide Evaluation
  - Streets
  - Utilities
- Evaluate, Prioritize, and Maximize Value



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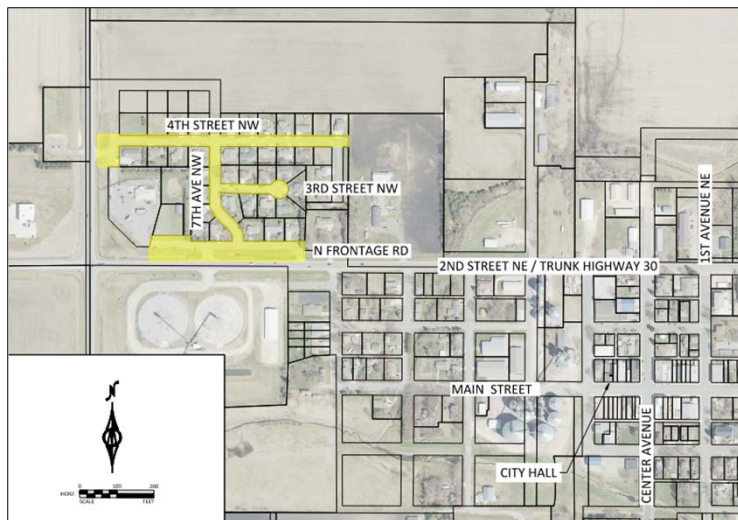
## Improvement Hearing

- Feasibility Report Recap
  - Project Area
  - Existing Conditions
  - Proposed Improvements
  - Cost Estimate & Financing
- Assessments
- Schedule & Next Steps
- Public Comment

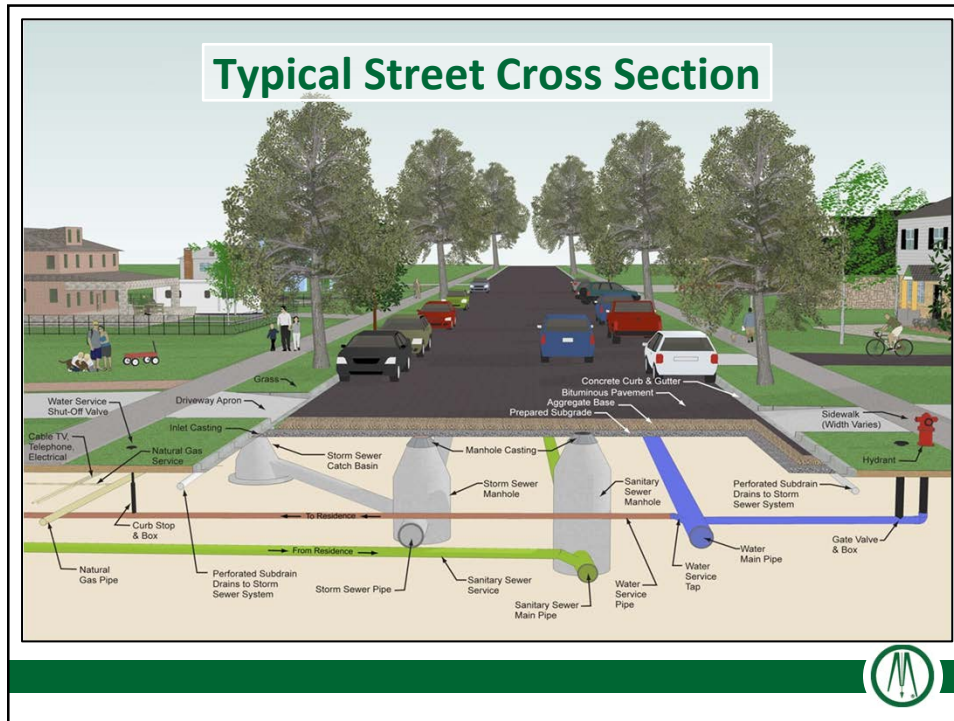


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## Project Area



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## Proposed Conditions: Street

- 60' Right-of-Way
- Reconstruct road section
- Repair concrete curb & gutter
- Ditch/shoulder grading



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## Proposed Conditions: Utilities

- Casting adjustments
- Subdrain & sump pump services



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## Cost Estimate & Financing

Table 5 – Preliminary Cost Estimate			
Project Component	Estimated Construction Cost	Estimated Engineering, Administration, and Financing Cost	Total Estimated Project Cost
<b>Street Reconstruction</b>			
<b>Total (Johnson Rolling Meadow) Total</b>	\$ 872,638	\$ 219,000	\$ 1,091,638

- Project funded through bond sale, repaid through
  - Utility/Enterprise Funds
  - Tax Levy
  - Other Cash
  - Special Assessments



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## Special Assessments

- Following Chapter 429 of the Minnesota State Statutes
- Assessment Policy
  - 20% of Reconstruction Costs
  - Street & Site
    - “Frontage” Basis
    - 50% deduction for corner lots
  - Utilities “Per Lot” Basis



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## Special Assessments

Table 6 – Proposed Assessment Summary					
Project Component	Estimated Project Cost	Assessable Rate	Total Assessable Cost	Assessable Cost Per Lot	Assessable Cost Per Foot (3)
Street Reconstruction					
Street & Site (1)	\$1,058,141.61	20%	\$211,628.32	N/A	\$34.81
Subdrain (2)	\$33,496.39	20%	\$6,699.28	\$394.08	N/A

*Notes: (1) Minor storm sewer & drainage costs included in street & site totals  
(2) Includes sump pump service costs*

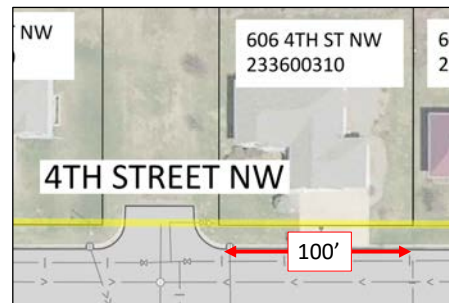
- All assessment rates are estimated
- Not finalized until Assessment Hearing (After Bids received)



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## Special Assessments – Example Lot

- Frontage: 100'
  - Corner Lot - 50% Deduction
  - Street: \$34.81/LF
  - 50 LF x \$34.81/LF = \$1,740.36
- Utilities: Service Cost
  - Sump Pump: \$394.08/Lot
- Total: \$2,134.44



\*Individual Assessments available after Presentation



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## Special Assessments – Payment Options

- Final Assessments available at Assessment Hearing (Spring)
- Prepayment (full or partial)
  - Payment within 30 days of assessment hearing (no interest)
  - City may optionally extend this period to November (when certified assessment roll is due to County)
- Remaining balance added to property taxes (2025)
  - Payoff Term = 10 years (likely same as bond term)
  - Interest Rate = Bond Rate + ~1%
  - Final Term & Interest determined at Assessment Hearing
- Deferment Options
  - Homestead property owner 65 years or older, retired by virtue of perm/total disability, or those in active military service



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## Tentative Project Schedule Summary

Table 7 – Project Schedule	
Council Authorize Feasibility Report	9/18/2023
Prepare Feasibility Report	9/18/2023 – 11/20/2023
Resolution Receiving Report and Calling for Hearing on Improvement	11/20/2023
Published Notice of Hearing on Improvement	12/7/2023
	12/14/2023
Mailed Notice of Hearing on Improvement	12/7/2023
Improvement Hearing	12/18/2023
Resolution Ordering Improvement and Preparation of Plans and Specifications	12/18/2023
Prepare Plans and Specifications	12/18/2023 – 3/18/2024
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	3/18/2024
Advertise for Bids	3/28/2024
Open Bids	4/18/2024
Accept Bids & Call for Assessment Hearing (1)	4/22/2024
Published Notice for Assessment Hearing	5/02/2024
Mailed Notice for Assessment Hearing	5/02/2024
Assessment Hearing	5/20/2024
Resolution Approving Final Assessment Roll, Awarding Contract	5/20/2024
Begin Construction	Summer 2024
Substantial Completion of Construction	Fall 2024
Final Completion of Construction	Spring 2025



Notes: (1) Special Meeting



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## Conclusions

### Feasibility Report

- Proposed improvements are necessary, cost effective, and feasible

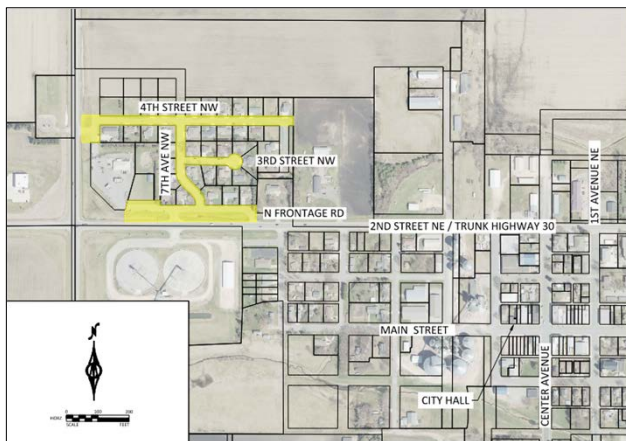
### Next Steps

- Open to Public Comment
- Council consider Resolution Ordering Improvement and Preparation of Plans



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## Public Comment



Future Project Website (Reports, Maps, Newsletters)  
<https://clients.bolton-menk.com/hayfield2024/>



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