



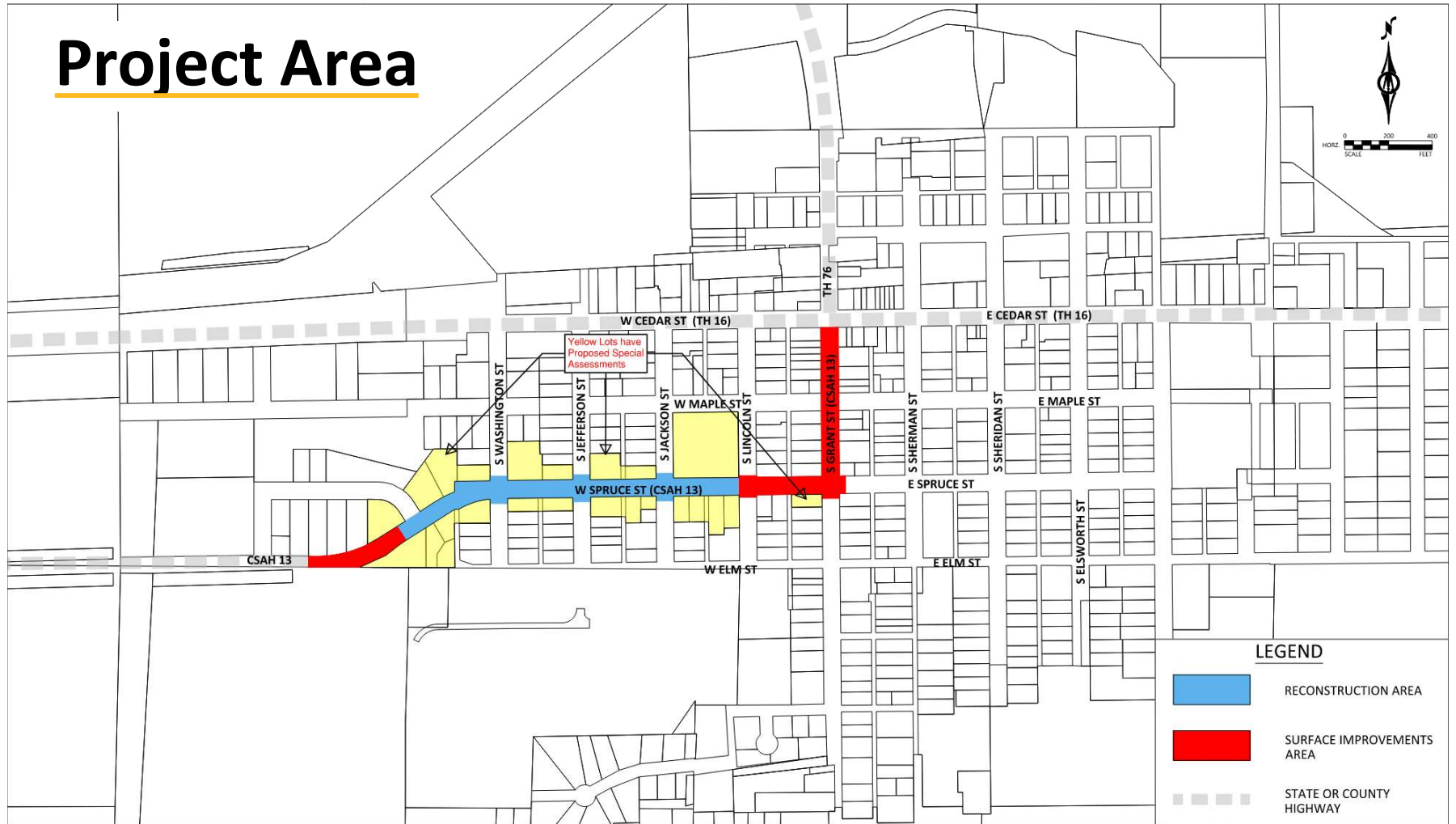
2026 Street & Utility Improvements

Assessment Hearing

05/11/2026



Project Area



Project Cost Summary

- Total City Costs
 - Construction Bids
 - Design
 - Financing
- Detailed Costs Breakdown Available

| PROJECT COST SUMMARY | |
|---------------------------------|-----------------------|
| SANITARY MAIN RECONSTRUCTION | \$324,910.18 |
| SANITARY SEWER SERVICES | \$66,471.86 |
| WATERMAIN EXTENSION | \$51,669.67 |
| WATERMAIN RECONSTRUCTION | \$449,028.43 |
| WATER SERVICES | \$50,612.05 |
| WATER SERVICES (ADD'L LSL) | \$47,062.50 |
| MISC WATER IMPROVEMENTS | \$221,861.11 |
| MISC CITY IMPROVEMENTS | \$45,914.00 |
| STORM SEWER | \$223,846.58 |
| CITY SIDEWALK (6,7,9) | \$123,601.38 |
| CURB & GUTTER (6,7) | \$55,951.22 |
| STREET (REPAVING/RECONST) (6,8) | \$0.00 |
| TOTAL CITY COST | \$1,660,928.99 |
| TOTAL COUNTY COST | \$ 1,156,773.35 |
| PROJECT COST | \$2,817,702.33 |



City Funding

- City and County Cost Shares – Based on Past Houston County Cooperative Agreements
- City's Portion
 - Sale of Bond
 - Public Facilities Authority (PFA) revolving fund loans and potential grants
 - PFA lead service line replacement funds (grant)
 - Cash from City's Capital Projects Fund
- City Loans/Bonds Repaid through
 - Enterprise Utility Funds
 - Property Taxes (Levy)
 - Special Assessments



Special Assessments

- Only portions of city costs assessed (County shares not included)
- Individual assessments by lot available for viewing
- Assessments will change (final to be determined after bid)

Table 9 – Frontage Adjustments

| Adjustment Type | Brief description of Adjustment |
|-------------------------|---|
| Odd Shaped Lots | Area of lot (sf) x 75' ÷ 10,500 sf |
| Irregularly Shaped Lots | Width of Lot at 25' setback line |
| Standard Lots | Width of Lot at Front Lot Line |
| Corner Lots | Only Assess the Longer Side (add'l detail in policy) |
| Flag Lots | Use 75' Width |
| Double Frontage Lots | Only Assess One Side, when not subdividable |

Table 7 – Assessment Summary

| Project Component | % Assessable ^{1,2} |
|---------------------------------------|-----------------------------|
| Sanitary Main Reconstruction | 0% |
| Sanitary Sewer Services | 100% |
| Watermain Extension | 100% |
| Watermain Reconstruction | 0% |
| Water Services | 100% |
| Lead Service Replacement ³ | 0% |
| Misc. City Improvements ⁴ | 0% |
| Storm Sewer | 0% |
| City Sidewalk | 50% |
| Curb & Gutter | 50% |

Table 8 – Assessment Calculation Method

| Project Component | Distribution of Assessments |
|-----------------------------|-------------------------------|
| Street (Reconstruction)* | Adjusted Front Footage Method |
| Street (Repaving)* | Adjusted Front Footage Method |
| Curb & Gutter, Sidewalk | Adjusted Front Footage Method |
| Watermain (Extension) | Unit Method ¹ |
| Sanitary and Water Services | Unit Method ¹ |



Special Assessments

| FINAL ASSESSMENT RATES | |
|------------------------|---------------------|
| SANITARY SEWER | \$3,910.11 per unit |
| WATERMAIN EXTENSION | \$7,381.38 per unit |
| WATER SYSTEM | \$2,811.78 per unit |
| CITY SIDEWALK | \$39.62 per ft |
| CURB & GUTTER | \$14.16 per ft |

| TYPICAL ASSESSMENT TOTALS | | |
|---|----------------|-------------------|
| Lot Type | Proposed Final | Previous Estimate |
| Typical Reconst. Lot (70' wide, sewer & water) | \$10,486.00 | \$ 11,708.00 |
| Typical Reconst. Lot (140' wide, sewer & water) | \$14,250.00 | \$ 15,496.00 |
| Standard Lot (100' wide, sewer & water) | \$12,099.00 | \$ 13,331.00 |
| Standard Lot (100' wide, sewer & water w/ water extension) | \$19,481.00 | \$ 22,720.00 |



Assessment Payment

- Prepayment
 - Full or Partial Payment to City of Houston by 11/15/2026
- Any Remaining Balance Certified to 2027 Taxes
 - Remaining payments through County Auditor
 - 20 Years, 6% interest (subject to final approval)
 - If paying off in full at later date, do so prior to November 15th of given year to avoid being changed interest for following year
- Deferment options
 - Financial Hardship, 65 or older or retired by Permanent and Total Disability (Homestead Property Only)
 - Deferment of principle amount, interest will continue to accrue
 - If desired contact City Staff for application after assessment hearing.



Owner's Right to Objection/Appeal

Public can comment on project/assessment at this hearing

Property owner has the right to formally object to the assessment.

- Must be made in writing.
- Must be submitted by close of this Public Hearing (on May 11th).

Property owner has the right to appeal the assessment.

- Appeal must be filed in District Court within 30 days of this hearing.
- Written Objection must be submitted at this Public Hearing in order to file an appeal.



Easements

- Several Properties received requests for temporary access agreements
 - Water Service Replacement
 - Minor Grading in Front Yards
- Requesting by May 15th
- We have copies and can sign & notarize tonight

CITY OF HOUSTON
 TEMPORARY CONSTRUCTION EASEMENT AND
 WATER SERVICE LINE REPLACEMENT AGREEMENT



TEMPORARY HIGHWAY EASEMENT

Project: **2026 Street & Utility Improvements (SAP 028-613-013)**

THIS INDENTURE, Made this _____ day of _____, 20____, between _____ (hereinafter "Grantors"), and the **City of Houston**, a municipal corporation under the laws of the State of Minnesota, (hereinafter "Grantee");

WITNESSETH, Additionally the Grantors, do hereby grant and permit the Grantee, the right to construct a back or embankment slope adjacent to and as a part of the general plan of improvement and protection of the road, on the tract or parcel of land lying and being in the City of Houston, County of Houston, State of Minnesota, described as follows, to-wit:

Subject Property: PID 240473000, 401 Spruce St, Houston, MN

Subject Property legal description:
 Lot 6 and the south 10' of Lot 7, Block 25 of the Mons Anderson's Addition to Houston, City of Houston, Houston County, Minnesota.

Easement Description:
 The south 5', abutting Spruce St, and the east 5', abutting Jefferson St, of Lot 6, Block 25 of the Mons Anderson's Addition to Houston, City of Houston, Houston County, Minnesota, containing 975 square feet, more or less, as shown on the attached exhibit.

Term of Easement: Said easement shall cease on December 31, 2027, or on such earlier date upon which the Grantee determines by formal order that it is no longer needed for highway purposes.

together with other rights as set forth below:

It is agreed, and the right is hereby granted, that all earth or other material necessarily excavated, removed or taken from said premises in the construction of said slope shall become the property of the Grantee to be removed, or used in the construction of the above stated road, or otherwise disposed as the Grantee may deem fit.

It is further agreed that turf, pavement, or other existing improvements on within the easement and disturbed by the proposed construction will be replaced in kind by the Grantee, if impacted by the work.

And the Grantors, for their successors and assigns, do hereby release the Grantee, its officers and agents from any and all liability and claims therefore concerning said premises and Grantors adjoining premises, that results or may result therefrom by virtue of the construction of said temporary easement and all work in connection therewith.

The Grantors acknowledge that that Grantee intends to assign this easement to Houston County for completion of the work.

IN WITNESS WHEREOF grantors have caused this indenture to be executed in their names on the day and year first written above.

 NAME (Printed): _____ NAME (Printed): _____

STATE OF MINNESOTA
 COUNTY OF HOUSTON } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ Grantors.

Notarial Stamp or Seal
 (or other Title or Rank)

 SIGNATURE OF PERSON
 TAKING ACKNOWLEDGEMENT

to set forth the terms and conditions pursuant to under the laws of the State of Minnesota (the private water service line as part of the City's lead line Improvement project (the "work") to the address at: **PID 240161000, 301 Spruce St W, Houston**, be referred to collectively herein as the "parties").

that:
 connection running from the watermain up to (and the City. The portion of the service between the curb on the Property (hereinafter, the "water service

the City is willing to replace the entirety of the property pursuant to the City's authorization to location 446A.077, and the full execution of this

led by City staff and/or by a contractor selected by by the other party and the benefits to be derived ration for entering into this Agreement.

the following:
 meter as necessary at no cost to the undersigned

by the City and/or a contractor(s) selected by the assessments associated with the work), between the d the water meter on the Owner's Property. The removed or disconnected and abandoned in the City's

the City may install the existing water meter in a new y water service line.

y disturbed by construction, including seeding or crete or pavers and interior portions of the building ent and discretion. **However, restoration will not oodwork, tiling, carpeting, drywall, painting, etc.) or). Exterior restoration will not include replanting of han grass turf.**

rforming the work to provide adequate insurance to s that may result from damage caused by party, and to require the City contractor(s) to provide age. Require the City contractor(s) to provide proof ested.



Conclusion & Upcoming Decision

- Public Hearing
 - Approach Council, state name & address
 - State your comments
 - Comments documented & taken into consideration
- Following Hearing (this meeting)
 - Consider adopting assessments



Thank You
Questions?



Derek Olinger, P.E.

Project Engineer (City)

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