



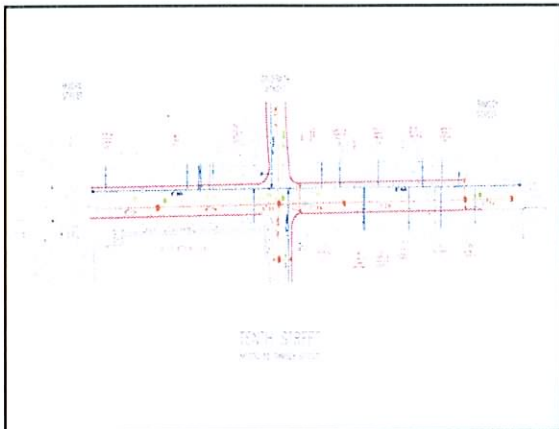
2011 Street Project

January 24, 2011

Infrastructure Replaced

- Water Mains
- Water Service Lines to Property Line
- Sanitary Sewer Mains
- Sanitary Sewer Lines to Property Line
- Storm Sewer Mains & Catch Basins
- Curb & Gutter
- Driveway Aprons
- Sidewalks
- Road Surface





Construction Costs

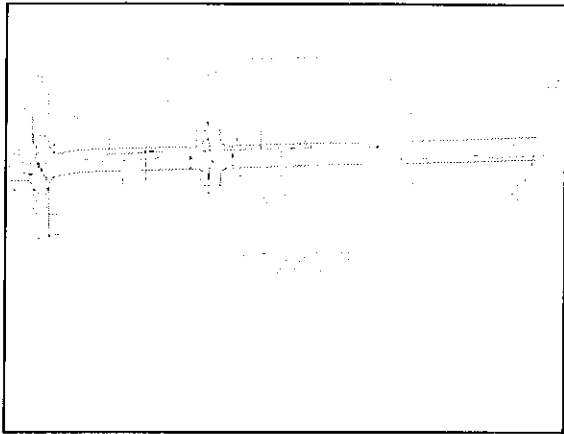
10th Street	\$696,100	
- Water Mains	\$ 94,400	
- Sanitary Sewer	\$172,000	
- Storm Sewer	\$134,000	
- Street Construction	\$295,700	





Construction Costs

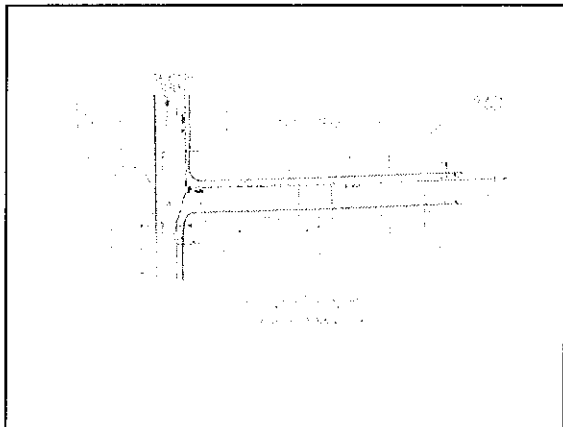
Galbraith Street from 10th -14th		
\$1,379,100		
- Water Mains	\$ 217,600	
- Sanitary Sewer	\$ 199,800	
- Storm Sewer	\$ 162,400	
- Street Construction	\$ 799,300	



Construction Costs

Galbraith Street from 10th - 7th
\$856,400

- Water Mains	\$120,800
- Sanitary Sewer	\$116,200
- Storm Sewer	\$ 59,000
- Street Construction	\$560,400



Construction Costs

Eleventh Street from Galbraith - Ramsey \$223,300

- Water Mains	\$ 45,800
- Sanitary Sewer	\$ 58,800
- Storm Sewer	\$ 0
- Street Construction	\$118,700

Funding Breakdown

City Funding	Assessment Funding
• Water Rate	• Water Service Lines
- Mains 100%	• Sewer Service Lines
• Sanitary Sewer Rates	• Street Assessments
- Mains 100%	• 30% (residential St.)
• Storm Sewer Rates	• 100% Difference
- 100%	between the
• Street Replacement	residential st. & the 9
Fund	ton st. from 10 th -14 th
- 70%	St. (hospital)
	\$227,500



City Funding

- Water - \$402,050
- Sewer - \$461,390
- Storm Sewer - \$355,400
- Street Fund - \$1,330,526



Assessment Funding

- Water Services - \$1,350
- Sanitary Sewer Services - \$1,150
- Street Costs - \$77 per ft. of property front
 - Corner Lots are assessed 100% of short side and/or 50% of long side
 - Based on a 36 ft. residential Street
- Sidewalk - \$9.25 per ft.



Process & Authority

- Minnesota Statutes, Chapter 429
 - Petitioned or Council Directed
 - Feasibility Study
 - Public Hearing (2)
 - Council Orders Plans & Bidding
 - Council Awards Contract based on bids
 - Assessment Policy
 - Project Must Assess 20% of the cost to the benefiting property
 - Properties must have a direct benefit
 - Assessment Hearing



Right of Appeal

- Assessments may be appealed to Co. Court (Following second hearing)
 - Within 30 days after adoption
- Council or Clerk must receive written objection prior to hearing or at hearing (Mn. Statutes 429.061)



Assessment Payment

- May pay in full within 30 days
- May partially pay within 30 days
- Assessed to property taxes
 - For 15 years
 - At ?% interest, depends on the 2012 bonding
 - On tax statements for two payments per year
 - In any year the property owner may pay that year's interest and the outstanding principal



Assessment Deferment

- Over 65 yrs. of age or in active military service
 - Must apply in 90 days of hearing
 - Homestead the property
 - Must occupy the property
 - Avg. Yearly Payment must exceed 1% of adjusted gross income
 - Interest accrues @ 2% over bond rate
 - Paid with estate settlement
 - Paid in full with a sale
 - No longer a hardship



Financing

- GO Bonding in Spring of 2012
 - 15 years or 2027
 - ?% interest



Further Information

- Contact City Hall & ask for City Administrator, Kathy Bailey with any questions 526-7336