

**ATTACHMENT "A" 4th Street  
ASSESSMENT HEARING 9-12-11**

# Fourth Street Project

## Public Hearing on Assessments

**Speakers:**

**Kathy Bailey, City Administrator**

**Bill Sayre, Bolton & Menk Engineering**



## Review of Why Fourth Street?

- Sanitary Sewer Cement Pipe Extremely Deteriorated
- Inflow and Infiltration Overloading
- MPCA Waste Water Plan Phase III
- Storm Sewer Under Sized
- Asphalt Sections Poor Condition
- Base Under Asphalt Sections Inadequate



## Preliminary Hearing

conducted 1/25/2010

- Gave Opportunity for Property Owners to See Plans and Give Comment
- Awareness
- Time to Adjust Plans
- Timeframe
- Preliminary Assessments



## Assessments

- Actual Assessment
  - End of Project
  - Mailed Notice
  - Hearing Date
  - Property Owner must give written notice before hearing of intent to appeal
  - Placed on Property Taxes Starting in 2012



## Assessment Policy

- Water & Sewer Mains – rates
- Laterals to property – assessed
- Street surface – 30% of 36 ft. residential/7 ton design (70% and over design is City)
- Sidewalk – for this project is assessed same as street (30%)
- Storm Sewer – rates



## Project Costs

• Water Mains	\$161,642
• Water Services	\$ 71,806
• Sanitary Sewer Mains	\$261,207
• Sanitary Sewer Services	\$ 60,602
• Storm Sewer	\$682,619
• Sidewalk	\$ 89,131
• Street Surfaces	<u>\$707,164</u>
Total	\$2,034,171



## Assessed Costs

- Water Services - \$1,290.00
- Sanitary Sewer Services - \$1,565.00
- Sidewalk - \$6.50 per ft.
- Street - \$73.25 per ft.
- Total Assessed \$354,655



## Costs City Funded

- Water \$161,617
- Sanitary Sewer \$259,889
- Storm Sewer \$682,619
- Sidewalk \$ 73,200
- Street Fund \$502,191
- Total \$1,679,516



## Deferment

- Senior Citizens over 65 and Active Military Duty Persons
- Must have income less than 60% of median income
- Deferment reviewed each year
- Deferment due upon death, sale, loss of homestead status, no hardship or failure to renew yearly.



## Right to Appeal

- Notice of appeal in writing prior or at hearing to Mayor or City Clerk  
Statute 429.081
- Appeal is filed with Faribault County District Court within 30 days of adoption of assessments.  
Statute 429.061



## Funding

- PFA Loan Eligible Sections
- Possible Grants
- Bonding
- Utility Funds
- Street Reconstruction Fund
- Assessments



## Citizen Comments & Questions

