

Granger Road (3rd St) Reconstruction

Hearing on Resolution of Necessity
(Assessment Hearing)
February 3, 2014

Presenter: Daren Sikkink

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Outline

- Proposed Construction
- Schedule
- Assessment Process (IA. City Code Section 384)
- Assessment Policy
- Costs
- Assessment Payment
- Council Action
- Questions

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Proposed Construction - Urban

- Remove all existing pavement and curb
- Replace watermain from Hwy 9 to 6th Ave
- Replace sanitary sewer from 6th to 8th Ave
- Replace storm sewer from Hwy 9 to 8th Ave
- Remove trees that interfere with overhead utilities
- Construct concrete street with curb 31 feet wide. 39 feet wide by Immanuel Lutheran
- No parking along Granger Rd except by church

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Proposed Construction - Rural

- Remove all existing pavement
- Replace watermain from 8th to 12th Ave
- No sanitary sewer replacement
- Replace culvert beneath side streets
- Construct concrete street without curb 24 feet wide.
- No parking along this section

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Schedule

- | | |
|---|----------------|
| • Public Informational Meeting | Dec. 19, 2013 |
| • Assessment Hearing & Resolution of Necessity | Feb. 3, 2014 |
| • Set Bid Letting Date | March 17, 2014 |
| • Receive Bids | April 17, 2014 |
| • Public Hearing & Award Contract | April 21, 2014 |
| • Begin Construction | June 2014 |
| • Complete Construction | Fall 2014 |
| • Final Assessment | Nov. 2014 |

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Assessment Process

- Council determines need for a project
- Engineering study performed
- Council authorizes Engineer to prepare Preliminary Assessment Plat & Schedule according to current assessment policy
- Engineer files Preliminary Assessment Plat & Schedule with Council
- Public Notice is given and sent to affected residents
- Council holds Hearing on Resolution of Necessity to gather public input

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Assessment Process

- Council considers input and decides whether to proceed
- Council authorizes preparation of plans and specifications and orders Clerk to publish Notice of Hearing & Letting
- Project is publicly bid
- Hold Public Hearing on Plans, Specifications, Form of Contract, and Estimate of Costs
- Construction contract awarded
- Project is constructed
- Final assessment amounts determined

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Assessment Policy

- Assessments to property owners
 - Per City policy, 50% of total proposed project cost excluding watermain, intersections, sanitary and storm sewer are assessed to abutting properties
 - Calculated using the modified Flint method
 - Corner lots policy is 100% of the long side & 50% of the short side

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Costs

- Estimated Total Project Cost ~ \$2.1 million
- Estimated Total Assessable Cost \$1,303,531
- Assessments to Property Owners \$600,817.34
 - 50% of Assessable Cost minus Deficiency
 - Preliminary assessment amounts were included in the informational meeting notification letter

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Costs

- City portion of project
 - 71% of the project costs (Urban)
 - 67% of the project costs (Rural)
 - City also pays \$91,202.74 in assessments on City-owned property
 - City also covers agricultural land deferments
 - City pays 77% of the overall project

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Assessment Payment

- Final assessments will be payable in the Spring 2015.
- 30 days to pay in full
- Unpaid assessments will be added to your property tax and paid over 10 years with interest
- Unpaid assessments will be included on property taxes in Sept 2015

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Council Action

- Adopt the resolution of necessity without amendments
- Adopt the resolution of necessity with amendments
- Defer action to a specified later date and place

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Questions and Comments

Thank You