




Assessment Hearing

Street & Utility Reconstruction Campbell Avenue | Linden Lane



May 9th, 2023



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Purpose & Presentation Overview

What

- Special assessments related to proposed street and utility reconstruction

Why

- Answer questions and take comments concerning special assessments
- Requirement of state statute 429

Presentation Overview

- Project Background & Need
- Overview of Proposed Improvements
- Estimated Costs, Funding, & Special Assessments
- Question/Comments

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Project Location



- Campbell Avenue
- Linden Lane
- Trunk Sewer to WWTF



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Project Development and Schedule



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Existing Conditions & Project Need



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Existing Conditions – Sewer

- **Existing sewer consists of 8” to 21” VCP and RCP pipe**
 - +/- 90 years old
 - Pipe is in poor condition
 - Frequent failures
 - Infiltration, root intrusion, cracks, etc.
- **Trunk Line (rear yard) carries +/-70% of influent to plant**
 - Installed in 1960’s

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Existing Conditions –Water

- **Existing watermain consists of 6" CIP**
 - Poor condition
 - Frequent failures

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Existing Conditions - Stormwater

- **No significant hydraulic/capacity issues**
 - Lack of inlets

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Existing Conditions – Street

- **Local/Residential streets**
 - Low volume
 - 36' to 40' wide urban sections
- **Poor surface condition and significant deficiencies**
 - Excessive cracking, potholes, heaves, etc.
 - Numerous patches from utility repairs
 - Age is unknown...suspected to be +40 years
 - Portion of Campbell improved in 1993

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Proposed Improvements

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Proposed Utility Improvements

- **Sanitary Sewer Replacement**
 - Replace old VCP mains with 8" to 36" PVC mains in most locations
 - Side/Rear lot mains will likely be lined (vs. replaced)
- **Trunk line will be relocated to Campbell Avenue**



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Proposed Utility Improvements

- **Replace existing CIP watermain with:**
 - 8" PVC mains
 - Hydrants
 - Isolation valves



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Proposed Utility Improvements



- **Service Lateral Replacement**
 - 1" water and 4" sewer with new curb stop and cleanout
 - Replaced to the edge of the R/W (property line)
 - Property owner responsibility to replace from property line to house/building
 - Not required

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Proposed Utility Improvements

- **Storm Sewer and Drainage**
 - Replace throughout project area
 - 12" – 21" RCP
 - Expand collection system and inlet capacity on Campbell Ave.
 - Most of the existing required removal for sewer/water improvements.

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Proposed Street & Sidewalk

- **Replace with 36' bituminous surfaced streets**
 - **Similar to existing**
 - Reduce Linden Ln. to 36' (Currently 40')
- **No Sidewalk**

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Project Costs

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Project Costs (As-Bid)

Item	Total
Street	\$1,165,377
Stormwater	\$481,641
Sanitary Sewer	\$1,599,527
Sewer Services	\$197,320
Watermain	\$398,975
Water Services	\$209,541
Total:	\$4,052,381

- \$1.3 lower than preliminary estimate

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Project Financing & Assessments



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Funding Sources

- **Funded/Financed by:**
 - City Utility Funds & General Tax Levy
 - Public Facilities Authority (low interest loan)
 - Special assessments to adjacent property owners
- **Assessable costs are determined in accordance with special assessment policy**

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Cost Distribution

- **Street Reconstruction – Assess 50% of standard street costs**
 - Standard Street; 36-foot, 5-ton design, bituminous surface
 - City assumes remaining 50%, and oversizing,
- **City Pays 100% of costs related to:**
 - Storm Sewer

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Cost Distribution – Existing Policy

- **Sewer and Water – Assess 75% of standard costs**
 - Standard Watermain and sanitary sewer; 8-inch main
 - City assumes remaining 25%, oversizing, looping, trunk lines, and non-assessable footage
 - Service Laterals – 100% assessable for connection to standard main
 - City pays for connection to oversized mains.

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Cost Distribution – Proposed Policy

- **Sewer and Water**
 - City assumes 100% of sanitary sewer main and watermain replacement costs

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Estimated Cost Distribution - Proposed Policy

Item	City Share	Assessable	Total
Street	\$630,499	\$534,878	\$1,165,377
Stormwater	\$481,641	\$0	\$481,641
Sanitary Sewer	\$1,599,527	\$0	\$1,599,527
Sewer Services	\$23,255	\$174,065	\$197,320
Watermain	\$398,975	\$0	\$398,975
Water Services	\$0	\$209,541	\$209,541
Total:	\$3,133,897 77%	\$918,484 23%	\$4,052,381
<i>Current Policy</i>			
Total:	\$2,594,737 64%	\$1,457,644 36%	\$4,052,381

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Assessments



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Allocation of Assessable Costs

- **Distributed to benefiting properties in accordance with Special Assessment Policy and past practices.**
- **Costs are divided by assessable units (frontage or each) to determine a rate**

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Assessable Units – Street

- **Rectangular Interior Lots**
 - Dimension of the side abutting the improvement
- **Rectangular Corners Lots**
 - Dimension of the smaller side plus $\frac{1}{2}$ the dimension of the longer side (up to 150')
 - Assessed only for side(s) abutting improvement
- **Irregular Shaped Lots**
 - Average dimension is assigned

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Assessable Units – Sewer and Water

- Service Laterals are assessed on a ‘each’ basis

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Estimated Assessment Rates

Item	Unit	Proposed Assessment Rate/Unit	Current Policy - Assessment Rate/Unit
Street	Front Footage	\$106.57	\$106.57
Sanitary Sewer	Each	\$0.00	\$76.49
Sewer Services	Front Footage	\$3,053.78	\$3,053.78
Watermain	Each	\$0.00	\$59.62
Water Services	Each	\$3,880.39	\$3,880.39
Estimated Typical Assessments			% Reduction
50-Foot Residential Lot:		\$12,263	\$19,068 36%
75-Foot Residential Lot:		\$14,927	\$25,135 41%
100-Foot Residential Lot:		\$17,591	\$31,202 44%

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Assessment Terms & Conditions

- **Assessments will be levied against developed and benefitting properties (starting in 2024)**
 - Assessments are typically applied to property taxes for a 20-year term at 5.75% interest rate
 - Prepayment of all/portion of assessment eliminates/reduces interest charges

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Assessment Deferral Policy

- **Qualifying properties/Owners can apply for deferral**
 - 65 years of age or older, permanently disabled, and/or military personnel on active duty meeting following criteria:
 - Fee simple ownership
 - Must be homestead
 - Meet income requirements

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Assessment Deferral Policy

- **Deferred w/o interest until:**
 - Sale
 - Death of Owner
 - Non-Homestead
 - No Hardship
- **Applications available at City Hall**
- **Application must be filed prior to November 15th every year**
 - \$10 application fee

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Construction

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Construction Comments

- **Construction communication**
- **Access**
- **Starting +/-mid-summer**
- **Call if you have questions or specific needs or concerns**

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Questions & Contact Info

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