



2013 Neighborhood Roadway Improvement Projects Preamble

Public Improvement Hearings

December 11, 2012



Agenda

- Chapter 429 MN State Statute
- Funding
- Assessment Payment Options
- Property Impacts



MN State Statutes Chapter 429. Local Improvement, Special Assessments

Initiation of improvement project by Council (staff) or by petition.

Ten days notice is sent to affected property owners and legal notice is placed in paper (Edina Sun) prior to the Public Hearing.

Feasibility Report prepared by Professional Engineer and accepted by Council.

Conduct Public Hearing to order the project.



MN State Statutes Chapter 429. Local Improvement, Special Assessments

Ordering of improvement project requires a 4 of 5 majority vote of Council if project is not initiated by residents (if petitioned by residents normally 3 of 5 Council votes)

Levy of special assessments is typically held at the completion of the project through a Final Assessment Hearing. All assessments are preliminary until project is completed.

Once City Council orders project, assessments become pending.



Do Taxes Cover Street Projects?

- Roughly 20 percent of your property taxes go to the City for expenses such as Police, Fire, Parks and Public Works (snowplowing, pothole repairs, sealcoating, and other street maintenance).
- Resident taxes do not pay for street reconstruction.



Funding

- Projects are funded by a combination of special assessments to residents and the City's Utility Funds
- Assessments are assigned to adjacent properties that stand to benefit from construction improvements
- Special assessments to residents cover 100 percent of roadway costs.
- Sidewalks and streetlights are not included in special assessments.



Funding

- Residential Equivalent Unit (REU) – Typically one single family home.
- Commercial Properties – REU's calculated based on multiple factors such as average daily traffic (ADT), gross floor area, and type of business.
- Assessment Rate per REU =

$$\frac{\text{Assessable Project Costs}}{\text{\# of REU's}}$$



Funding

Neighborhood	# of REU's	SQ Yards of Paving	SQ Yards Paving per REU
Mendelssohn	64.67	16,500	242
Braemar Hills B	34.33	5,600	165
St. Patrick's Lane	13.10	2,900	205
Gleason Circle	7.33	1,400	187
Lake Edina	247.40	48,800	197



Payment Options

- You will be billed for the assessment one year after project completion
- Assessments are payable over 15 years
- Payment options:
 1. Pay entire amount upon receiving bill to avoid finance charges
 2. Pay 25 percent; balance rolls to property taxes
 3. Roll entire amount to property taxes
 4. Defer payment if 65 years old or older



Property Impacts

- Items located within the City's right-of-way may be damaged
 - Irrigation and pet containment will be repaired by the contractor.
 - Plantings and other landscape features can be removed before the project.
 - The City will seed or sod in the right-of-way after the project is complete.
 - The City encourages private utility companies (gas, electric, telephone and cable TV) to upgrade or repair utilities along the project area.



Property Impacts

- Items located within the City's right-of-way may be damaged
 - Spot driveway end replacement





Project Schedule

Project Open House 2011	September 22, 2011
Neighborhood Informational Meeting	August 8, 2012
Transportation Commission Review	October 25, 2012
Receive Feasibility Report and Public Hearing	December 11, 2012
Bid Opening	Feb / March 2013
Award Contract	March / April 2013
Begin Construction	May 2013
Complete Construction	Fall 2013
Final Assessment Hearing	Fall 2014



Questions?

Comments?