Project open house meeting

City project number:

- 10544 – Monks Avenue Improvements

www.mankatoconstruction.com

Important information

1. Please sign in

City Improvement Numbers: 10227, 10228, 10229 and 10230
Public Informational Meeting
December 11, 2012 6:30 PM
Intergovernmental Center

NAME	ADDRESS	PIN	SIGNATURE

2. Pick up Information Packet

CITY OF MANKATO
PROJECT CONTACT CARD

Home Phone:_____
Cell Phone:_____
Alternate Cell Phone:_____
Email Address:_____
Alternate Email Address:_____

How would you like to receive construction related information on this project?
☐ Email ☐ US Postal Service ☐ Facebook ☐ Twitter
☐ RSS Feed ☐ City Website ☐ Telephone ☐ Personal Visit
☐ Regularly Scheduled Meetings

Introductions

- Michael McCarty– Project Engineer
  507-387-8643
  mmccarty@mankatomn.gov
- Bridget Anderson– Project Representative
  507-720-4472
  ETI@ mankatomn.gov

Project success

- Our plan for project success begins now. When citizens and city staff work together, we can build a relationship to take this project successfully to completion through suggestions, assistance and good communication.

Why project work is needed

- Milling and overlaying provides a high value investment in restoring or improving rideability and extending the service life of the pavement section.
- Continuous lighting
- Select curb & gutter improves drainage and extends pavement life.
- Select pedestrian ramps, sidewalk and trail improvements provide compliance with ADA and improve not motorized network.

The life of a project

- **Where it all begins**
  - cold milling
- **Return streets to drivability**
  - storm drainage and curb repairs
  - rough grading
  - cement stabilization and compaction
- **Finishing touches**
  - Fine grading and paving
  - Sidewalk installation and boulevard restoration

Cold milling

- Old asphalt and base materials are pulverized by the cold milling machines into a “black gravel.”

Storm drainage and curb repairs

- Only minor storm drain repairs to in-place catch basins and curb are required on this project.

Rough grading

- Rough grading will be performed concurrently with minor storm drainage and curb repairs.

Fine grading and paving

- The base is now ready to be fine graded and paved.

Boulevard restoration

- Minor boulevard restoration will be required as part of this project.

Project schedule

2015	
December 14	Call for hearing
December 17	Informational meeting with residents
2016	
January 11	Project feasibility hearing
February 8	Advertise for bids
February 8	Preliminary assessment hearing
March 11	Bid opening
March 21	Award bids
April 18	Begin construction
July 8	Final completion
2017	Repayment of assessments begins

Project costs

Estimated project costs

Monks Avenue	$925,236
Total cost	**$925,236**

Project funding sources

Special assessments	$	247,034	(27%)
Blue Earth County	$	639,299	(69%)
Storm utility funds	$	37,360	(4%)
Water utility funds	$	1,544	(0%)
Total funds	**$**	**925,236**	

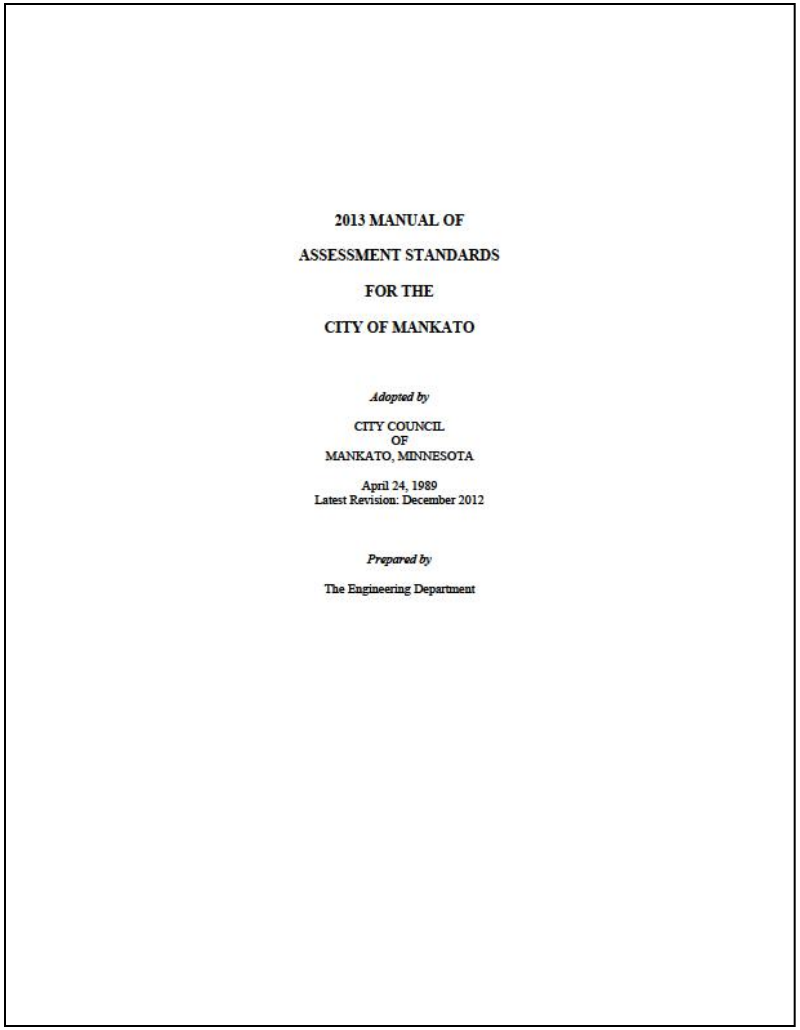
Cost share

Residents	27%
City/County	73%

Special assessments

- **One item is shown on each assessment roll:**
  - Street

- **Additional items can be added to assessments.**



2013 MANUAL OF

ASSESSMENT STANDARDS

FOR THE

CITY OF MANKATO

Adopted by

CITY COUNCIL
OF
MANKATO, MINNESOTA

April 24, 1989
Latest Revision: December 2012

Prepared by

The Engineering Department

Special assessments

- The resurfacing project assessments are proposed at the 2016 rate of $18.00 per foot for residential and $30.00 per foot for non-residential property abutting the project for overlays. For lighting the assessment is $14.00 per foot.

- Methods used to determine property owners proposed assessments:
  - straight frontage
  - corner credit
  - offset measurement

Special assessments

Straight frontage

- The simplest assessment method used for an interior lot not on a corner is multiplying front footage by the rate.

The left lot has 100 feet of frontage. In this case the street assessment is:

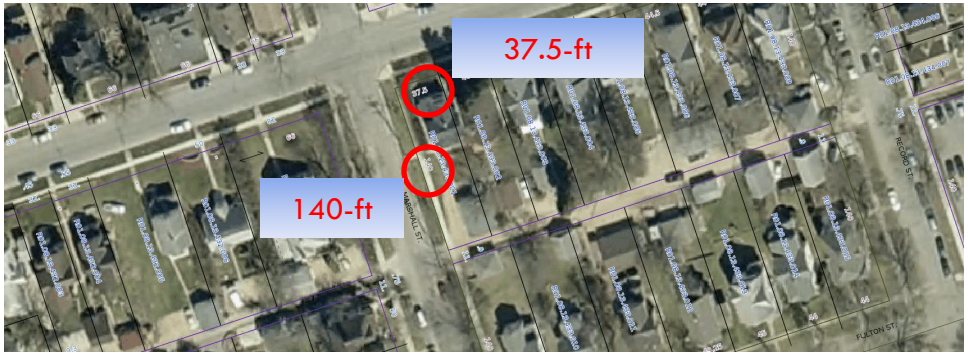
100 feet x $18.00 per foot = $1,800.00

Frontage information is from the Blue Earth County property information System.

Special assessments

Corner credits

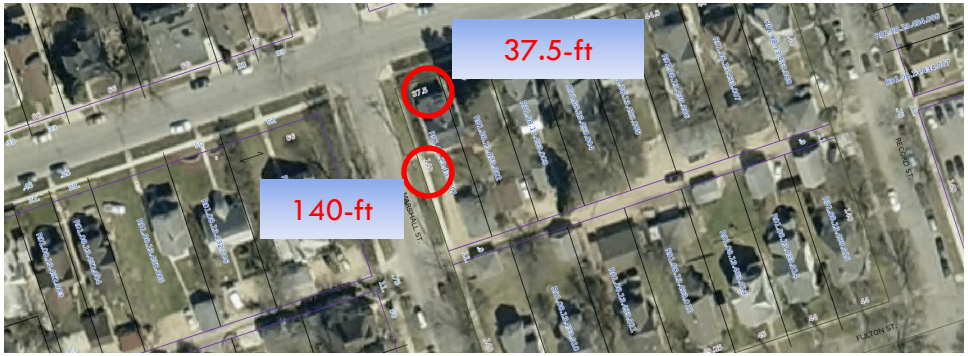
- When frontage on two adjacent streets abuts a project, the lot's longest side receives corner credit if it abuts the project.



In this example, the property's longest side is 140 feet and will receive the corner credit.

Special assessments

Corner credits



Properties can receive a credit of one third of its length (up to 120 feet).

In this example, once the credit is applied, only 60 feet will be assessed:

60 x $18.00 per foot = $1,080.00

How the assessment was calculated:

Determine the excess length of longest side over 120 feet	(140 – 120)	20 feet
Determine one third of length up to 120 feet	120/3	+ 40 feet
Add to determine amount assessed on longest side		60 feet
Total frontage assessed		**60 feet**

If a project abuts the long and the short side of a property, the short side would be added to the previous calculation and multiplied by the assessment rate**.**

Special assessments

Offset measurement

- Offset measurements are used on irregularly shaped lots which are normally located on a cul-de-sac. In this type of measurement, the lot line is offset 40 feet parallel to the front line, making the dimension larger.

Property owners with offset measurements should contact the city engineer to go over assessments individually.

Additional assessment items

- Complete driveway replacement
- Out walk replacement
- Process
  1. Obtain a petition form from the engineering department.
  2. Have the work completed.
  3. Submit contractor bill and signed assessment form to the engineering department.
  4. The city will pay the bill and add the cost to a final assessment.
  5. Property owners (not the contractor) need to complete and submit petition forms.

Special assessments

Levies and hardship deferrals

- Project assessments are scheduled to be levied in the fall of 2016 over a 5-year period beginning with the first half of 2017 property taxes.
- If a total assessment is more than $5,000, residents may have it levied over a 15-year period. To do so, write a letter indicating the desire to do this and send it to the engineering department. Staff will note this on the final assessment.
- Property owners may apply for a hardship deferral if they are:
  - 65-years-old and up
  - determined to be handicapped
  - a member of the National Guard or military reserves ordered to active duty, for whom it would be a hardship to make payments may apply for a deferral.
- Interest does accrue on deferred assessments.

The next steps

- Informal meetings will be held prior to the project's start to discuss project phases and details once a contractor is selected.

Help us help you

- If there is helpful information unique about the neighborhood, please share it with us so it can be incorporated into the plan, or addressed by a city staff member.
- If there are any questions, or suggestions, please let engineering staff know.