



Project open house meeting

10292 – Carroll Street

Project website:
www.mankatoconstruction.com

Leading the way as a prosperous diverse regional community
*Responsive *Efficient *Greater Good *Innovative *Open *Neighborly

Important information

1. Please sign in 
2. Take a contact card 
3. Take your Information packet

Introductions

- > Michael McCarty – Project Engineer
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- > Brian Bentsdahl – Project Representative
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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

- > Carroll Street and its utilities were constructed between the late 1800's and early 1900's.

The life of a project

- > **Where it all begins**
 - > removals
- > **Heart of the project—infrastructure**
 - > sanitary sewer installation
 - > domestic water main
 - > storm drainage
 - > sewer and water main end services
- > **Return streets to drivability**
 - > grading
 - > concrete curb and gutter; sidewalks and driveway approaches
 - > bituminous paving
- > **Finishing touches**
 - > boulevard restoration

Removals

- > all curb, gutter, sidewalk and street pavement
- > driveway approaches to the right-of-way line



Temporary water main

- > Temporary water service will be provided to all affected homes during this project
- > The contractor's plumber will contact you and need access to your water meter to facilitate connection to the temporary water main system



Sanitary sewer

- > New 8-inch sanitary sewer will be installed on Carroll Street.



Domestic water main

- > New 8-inch domestic water main will be installed on Carroll Street.



Storm drainage

- > The existing storm drain system will be removed and replaced; and additional drainage will be installed where necessary.



Sewer and water end services

- > Sewer and water end services to each lot will be replaced from the main to right-of-way line.
- > Sewer service will be televised by a city hired contractor prior to construction.



Grading

- Once utility construction is complete, the contractor will place and grade base material on top of a geo-textile fabric separator.



Concrete Work

- New concrete curb and gutter will be placed, followed by sidewalk and concrete driveway approaches.



Paving

- Two inches of paving (bituminous) will then be installed over the gravel base followed by an additional 2 inches of wear course paving.



Boulevard restoration

- The boulevard will be graded with black dirt and then sod will be placed. New trees will be planted in the spring of 2017.



Project schedule

2015	
December 14	Call for hearing
2016	
January 7	Informational meeting with residents
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
August 18	Final completion
2017	
November 13	Adoption of final assessments
2018	
	Repayment of assessments begins

Project costs

Estimated project costs		Cost share	
<u>Carroll Street</u>	<u>\$997,800</u>	Residents	24%
Total cost	\$997,800	City	76%
Project funding sources			
Special assessments	\$ 232,400 (24%)		
G.O Bonding	\$ 271,900 (28%)		
Water utility funds	\$ 169,400 (17%)		
Sewer utility funds	\$ 179,500 (18%)		
Stormwater Funds	\$ 124,600 (13%)		
Total funds	\$ 997,800		

Special assessments

- **Three items shown on an assessment:**
 - Street
 - Sewer and water end service
 - Driveway
- **Additional items can be added to assessments.**



Special assessments

- This project's street assessments are proposed to at the 2016 rate of \$100.00 per foot of property abutting the project.
- Methods used to determine residents' proposed street assessments:
 - straight frontage
 - corner credit
 - offset measurement

Special assessments

Straight frontage

- The simplest assessment method used for an interior lot not on a corner lot 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 \$100 per foot = \$10,000.00

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 credits.



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 \$100.00 per foot = \$6,000.00

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 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.



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

Sewer and water end services

- If sewer and water are compliant, the assessment will be eliminated.
- Sewer and water end services are assessed at full contract cost.
- Costs shown on assessments are estimated to be \$2,628. The amount will be adjusted to actual contract cost once a contract is awarded.
- Historically, assessments are adjusted downward. Projects assessed recently averaged \$1,759.
- Adjustments are made when residents receive a final assessment.

Driveway approaches

- Driveway approaches are assessed at full contract cost.
- The driveway approach area was measured either using aerial photography or a project survey.
- Costs shown on assessments are estimated at \$76 per square yard and will be adjusted to actual contract cost once a contract is awarded. For example, a 16-foot driveway approach will cost around \$1450.
- Historically, assessments are adjusted downward. Projects assessed recently averaged \$50 per square yard.
- Adjustments are made when residents receive a final assessment.

Additional assessment items

- Complete driveway replacement
- Out walk replacement
- Sewer and water services from right-of-way into a home.
- 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 once the property owner is satisfied with the work.
 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.
 6. Petitions for extra work need to be submitted prior to adoption of the final assessments by the City Council.

Special assessments

Levies and hardship deferrals

- Project assessments are scheduled to be levied in the fall of 2017 over a 10-year period beginning with the first half of 2018 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:
 - The property owner of homesteaded property and will be over 65-years-old prior to adoption of the final assessments for whom it would be a hardship to make the payments.
 - The property owner of homesteaded property who is retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments.
 - a member of the National Guard or military reserves ordered to active duty, for whom it would be a hardship to make the payments.
- Interest does accrue on deferred assessments and Blue Earth County does charge to remove the deferral.
- Deferral requests, or changing to a 15-year assessment period need to be applied for on or before the February 8, 2016 preliminary assessment hearing.

The next steps

- Informal informational 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.