

Neighborhood Meetings for:
 Colonial Woods & Pine Haven
 Thursday, September 28th, 2023
 Commonly Asked Questions and Answers



ITEM NUMBER	QUESTION	ANSWER
1	Will the neighborhood be re-zoned as part of the project?	Currently both neighborhoods are zoned Rural. If sewer and water are extended the City may consider a change to R-1 or R-1X Single Family Residential. This would bring all lots into conformance with the Zoning Ordinance lot area and width requirements.
2	Will there be an assessment for sanitary sewer and watermain?	Yes, there will be. The cost is being determined through the feasibility study.
3	What would be the cost of the sanitary sewer and watermain assessment.	We are currently working on the feasibility report and will have the estimated assessment cost when that is complete, likely in November.
4	If we can't make the public hearing but would like to provide comments to the City Council, what can we do?	Written or emailed comments may be submitted to the City Clerk prior to the hearing for inclusion in the official record.
5	If we are out of state when a petition is circulated, are we still able to sign?	Yes, property owners who are out of state at the time a petition is being circulated may sign a petition form that can be received by US Mail or email. The signed petition form must then be returned to the petition organizer who will include it with the other signature forms. The signed page must be included in the same form as the circulating petition.
6	What is the average annual cost for being using City water and sanitary sewer?	Utility bills are based on use. The average residential property uses 18,000 gallons per quarter. The use of 18,000 gallons of water per quarter would equate to a quarterly bill for sanitary sewer and water of \$118.84 based on 2023 rates. This amount does not include the quarterly \$12.00 storm sewer utility amount residents are already paying.

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7	If there was a petition against the project, how many "No" signatures would be required?	A petition against the proposed improvements must be signed by a majority (51%) of owners proposed to be assessed (benefitted property owner). A benefitted property owner can only sign once regardless of the number of benefitted parcels owned and a benefitted parcel can only have one signature.
8	Is the City funding a portion of the project?	Yes. The City is funding the storm sewer and street improvements. The estimated City portion of sanitary sewer or water main improvements will be identified in the feasibility study.
9	Is it required to connect now?	No. Connection to sanitary sewer and/or water would be required when your onsite septic system or well fails.
10	Will I be assessed now if I don't connect now?	Yes. All benefitted property would be assessed following completion of the project regardless of whether they choose to hook up or not.
11	What are the options for paying the assessment?	Property owners may pay the assessment in full at anytime after adoption by the City Council. Payment may be made within 30 days following adoption without interest. After 30 days the assesement will be certified to Anoka County for collection with property taxes. The assessment is typically spread over 15 years at an interest rate set by the City Council. Should the project move forward assessment payment information will be provided to all benefitted property owners prior to assessment adoption.

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12	Is the cost to connect sewer and water services to the City system included in the assesment?	<p>No. Connection from the house to the City's sanitary and water lines is the responsibility of the property owner. A private contractor will need to be hired by the property owner to connect from the house to the City's line. There are permit fees (costs) associated with the connection of the house to they City's sanitary and water system. These permit fees include: Met Council fee, Sewer Availablity Charge, City Trunk Utility charges, and and inspection fee. Out of these fees, the City allows for the Trunk Utility charges to be seperately assessed. If the homeowner opts to have the Trunk Utility charge assessed, it needs to be noted that this is different than the construction project assessment.</p> <p>Typically, contractors will pull permits on behalf of residents and the contractor would work directly with the City. The cost for the permit fee would likely then be included in the contractor's quote.</p>
13	How can you guarantee the Red Maple Lane project will go in 2024 or 2025?	The City's road reconstruction plan identifies this is the next project on the list to be completed.
14	Is there sidewalk work planned for the Red Maple Lane Project?	No, there's no new sidewalk planned.
15	Where are residents to park during construction?	Residents will be asked to park on adjacent streets. The City will work with the chosen contractor to determine location and timing once construction schedule is determined.
16	There's a drainage ditch by 6331 Red Maple Lane will there be any work in that?	There will likely be pipe work in the easement.
17	Will everyone be made aware of the public hearing?	Yes, notice will be sent to all benefitted property owners by US Mail prior to the public hearing. Notice of the public hearing will also be printed in the Quad Community Press and posted at City Hall at least two weeks prior to the hearing date.
18	Will the street and storm sewer work occur even if the utilites aren't.	Yes. The street and storm sewer work will still be improved, even if the utiliites are not extended.
19	If the sanitary and watermain isn't extended, can residents still hook up?	No, if the sanitary and watermain systems are not extended, then a connection is not available.

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20	How will houses with lift stations connect?	Ideally the lift station could be removed with the connection to City sanitary sewer, but ejector pumps may still be required if the sewer line discharging from the house is lower than the sanitary sewer in the street.
21	How much do new well pumps cost?	Well pump replacement will depend on the water level and well depth, soil type, use-age, etc. Property owners will need to contact local contractors to request quotes.
22	How much do new mound systems cost?	New mound systems vary in cost depending on the Level of system needed which is based on the size, how many rooms / bathroom the house is, soil type, etc. Property owners will need to contact local contractors to request quotes.