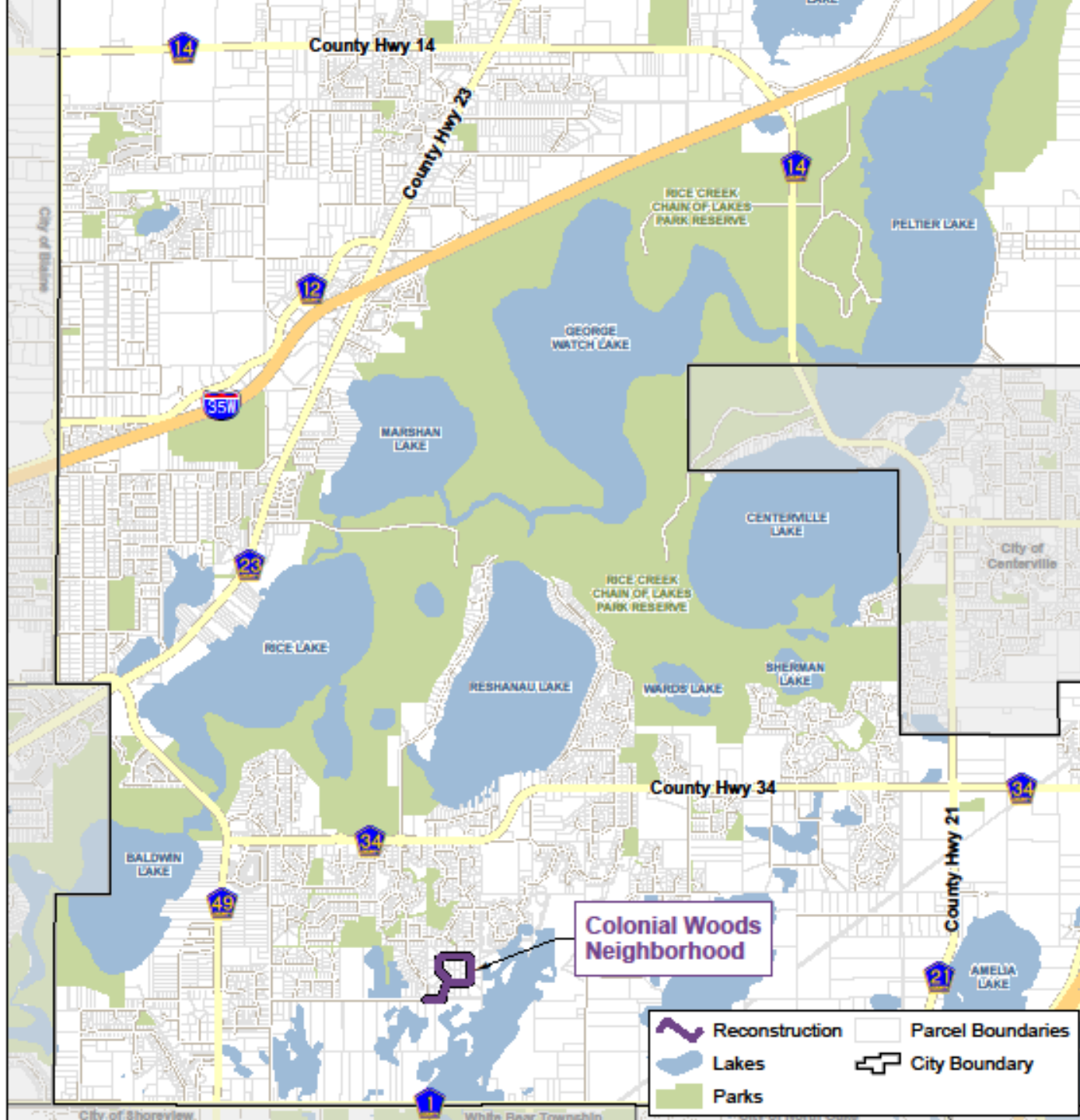


# Public Hearing 2024 / 2025 Street Reconstruction and Municipal Sewer and Water Extension Colonial Woods

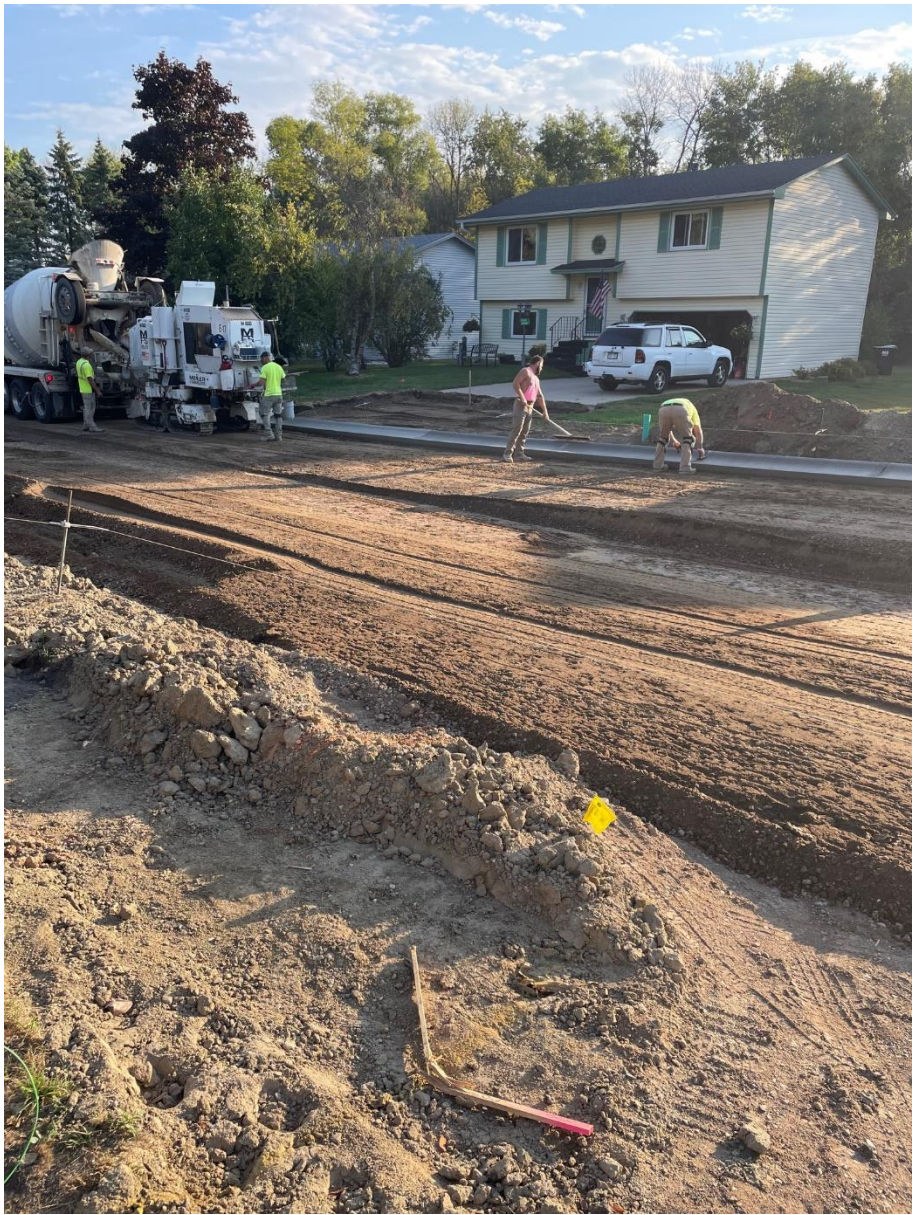
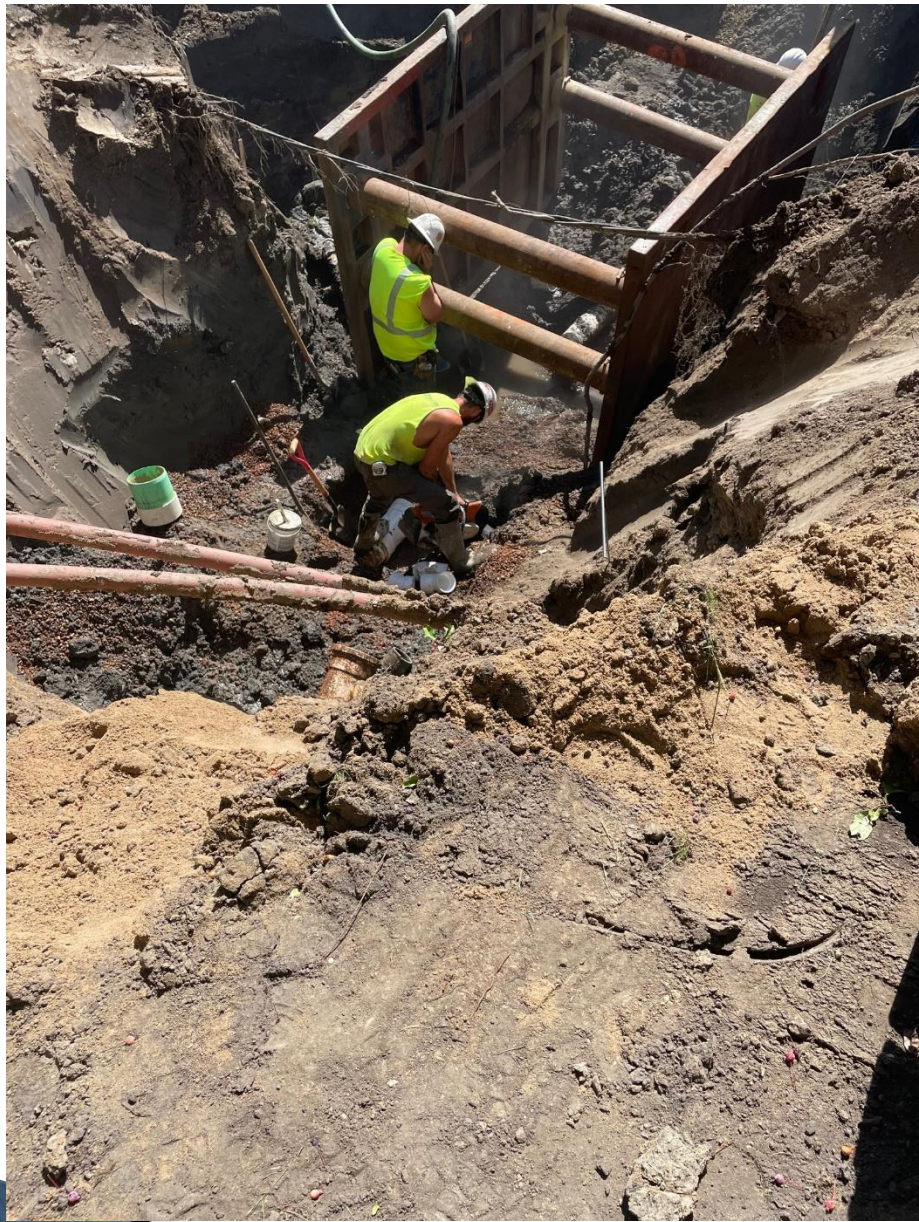
July 8, 2024



- ▶ City's 5 yr Street Recon Plan included
  - Colonial Woods
    - 62nd Street (east of WSLD)
    - Red Maple Lane
  - Also includes Pine Haven area, Evergreen Trail & Diane Street
  - There are no assessments for street recon & drainage improvements
    - Added Value to the Neighborhood







- ▶ At time of reconstruction—evaluate extending sewer & water
  - 29 properties served by on site septic and wells
    - Includes 707 62<sup>nd</sup> Street
  - Age of existing systems
    - Sewer 5–6 replaced in last 10 years
    - ~80 % older or original systems
    - System compliance – groundwater
  - If not now, the road will last 60+ years



### Assessment Map

Colonial Woods Neighborhood

81st St, Danube St, Elbe St, Lino Lakes, MN



- ▶ **Municipal Utility Extension**
  - Extend sewer and water from 62<sup>nd</sup> Street
  - Size and depth were planned to be extended for future service.
- ▶ Services extended to the property line
- ▶ Hydrants
- ▶ Existing wells can remain for irrigation if they meet setbacks from sewer service



# Colonial Woods Project Funding

## 2024 / 2025 Street and Utility Improvement Project Funding Overview

| Breakout         | Street Reconstruction Bond | Area & Unit Trunk Fund | Assessment | Total       |
|------------------|----------------------------|------------------------|------------|-------------|
| Street and Storm | \$2,580,649                |                        |            | \$2,580,649 |
| Sanitary Sewer   |                            | \$440,903              | \$261,000  | \$701,903   |
| Watermain        |                            | \$480,657              | \$261,000  | \$741,657   |
| Totals           | \$2,580,649                | \$921,560              | \$522,000  | \$4,024,209 |

# Colonial Woods Project Funding

|                                       |                 |
|---------------------------------------|-----------------|
|                                       |                 |
| Total Sanitary Sewer & Watermain Cost | \$ 1,443,560.00 |
| Less City Cost of Trunk Oversizing    | \$ (247,455)    |
|                                       |                 |
| Balance for Special Assessments       | \$ 1,196,105    |
| Number of Lots                        | 29              |
|                                       |                 |
| Calculated Special Assessment/Lot     | \$ 41,245       |

# Colonial Woods Project Funding

|                                          |              |
|------------------------------------------|--------------|
| Calculated Special Assessment/Lot        | \$ 41,245    |
| Less Special Assessment Based on Benefit | \$ (18,000)  |
| Funding Gap/Lot                          | \$ 23,245    |
| Less Standard Connection Fee/Lot         | \$ (7,429)   |
| Funding Gap/Lot                          | \$ 15,816.00 |
| 50/50 City/Property Owner Funding of Gap | 50%          |
| Property Owner Additional Connection Fee | \$ 7,908.00  |

## 2024 / 2025 Street and Utility Improvement Project Proposed Detailed Funding

|                            | Area & Unit Trunk Fund |                        |                                |                         | Total     |
|----------------------------|------------------------|------------------------|--------------------------------|-------------------------|-----------|
|                            | City Funds             |                        | Property Owner Connection Fees |                         |           |
|                            | Oversizing             | Additional Match Costs | Additional Match Connection    | Standard Connection Fee |           |
| Sanitary Sewer & Watermain | \$247,455              | \$229,332              | \$229,332                      | \$215,441               | \$921,560 |
| Total                      | \$476,787              |                        | \$444,773                      |                         | \$921,560 |

## Summary of Property Owner Funding

|                                                           |                                |           |
|-----------------------------------------------------------|--------------------------------|-----------|
| Special Assessment                                        | Adopted in fall of 2025*       | \$18,000  |
| Connection Fees<br>Standard \$7,429<br>Additional \$7,908 | Due at the Time of Connection* | \$15,337  |
| Estimated Construction Cost                               | Property specific              | ~\$10,000 |
| Total Estimated Cost                                      |                                | \$43,337  |

\* Can be assessed to spread out the obligation

\*\* MCES connection fee of \$2,485 due with the install permit

- ▶ Consultation with installers determined:
  - Well replacement \$15,000 – \$25,000
  - Septic system replacement \$25,000 – \$30,000
  - Avg combined replacement \$40,000 – \$60,000
  
- ▶ Not required to connect
  - unless known non-compliance
  
- ▶ No point of sale requirement
  - Common for the buyer to require inspection triggering upgrade

# Assessment Amortization Example

- ▶ \$18,000 May be assessed through property taxes 15 yrs (Interest is the City's bond rate plus 2%)
  - 5% interest rate
    - 1,735/yr
    - \$145/month
  - 6% interest rate
    - 1,853/yr
    - \$154/month

# Schedule

| Task Number | Task Description                                      | Completion Date    |
|-------------|-------------------------------------------------------|--------------------|
| 1           | Accept Feasibility and Order Public Hearing           | June 10, 2024      |
| 2           | Public Hearing                                        | July 8, 2024       |
| 3           | 60 days of no action of the City Council Ends         | Sept 6, 2024       |
| 4           | Authorize Preparation of the Plans and Specifications | Sept/ Oct, 2024    |
| 5           | Authorize the Ad for Bid                              | December 9, 2024   |
| 6           | Award a Construction Contract                         | March / April 2025 |
| 7           | Start Construction                                    | Spring 2025        |
| 8           | Complete Construction                                 | Fall 2025          |

# Next Steps

- No Action for 60 days
- Neighborhood has 60 days to submit a petition against the project
  - Contact the City Clerk to obtain a valid petition
  - Requires 51% = 15 properties
  - If a valid petition is received City will post it on the website and notify the neighborhood
- Within the 60 days a reverse petition can also be submitted