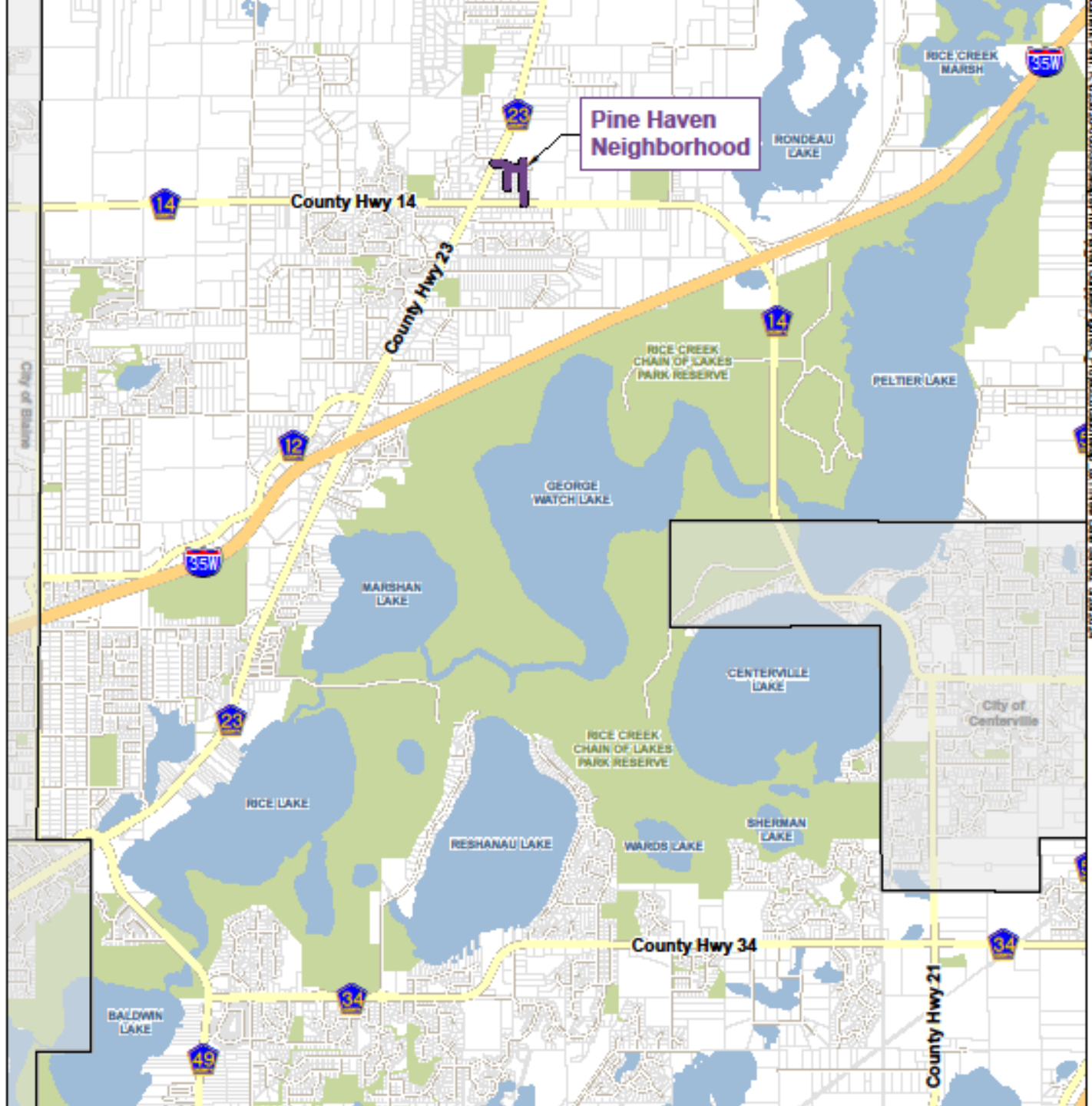


Public Hearing 2024 / 2025 Street Reconstruction and Municipal Sewer and Water Extension Pine Haven

July 22, 2024



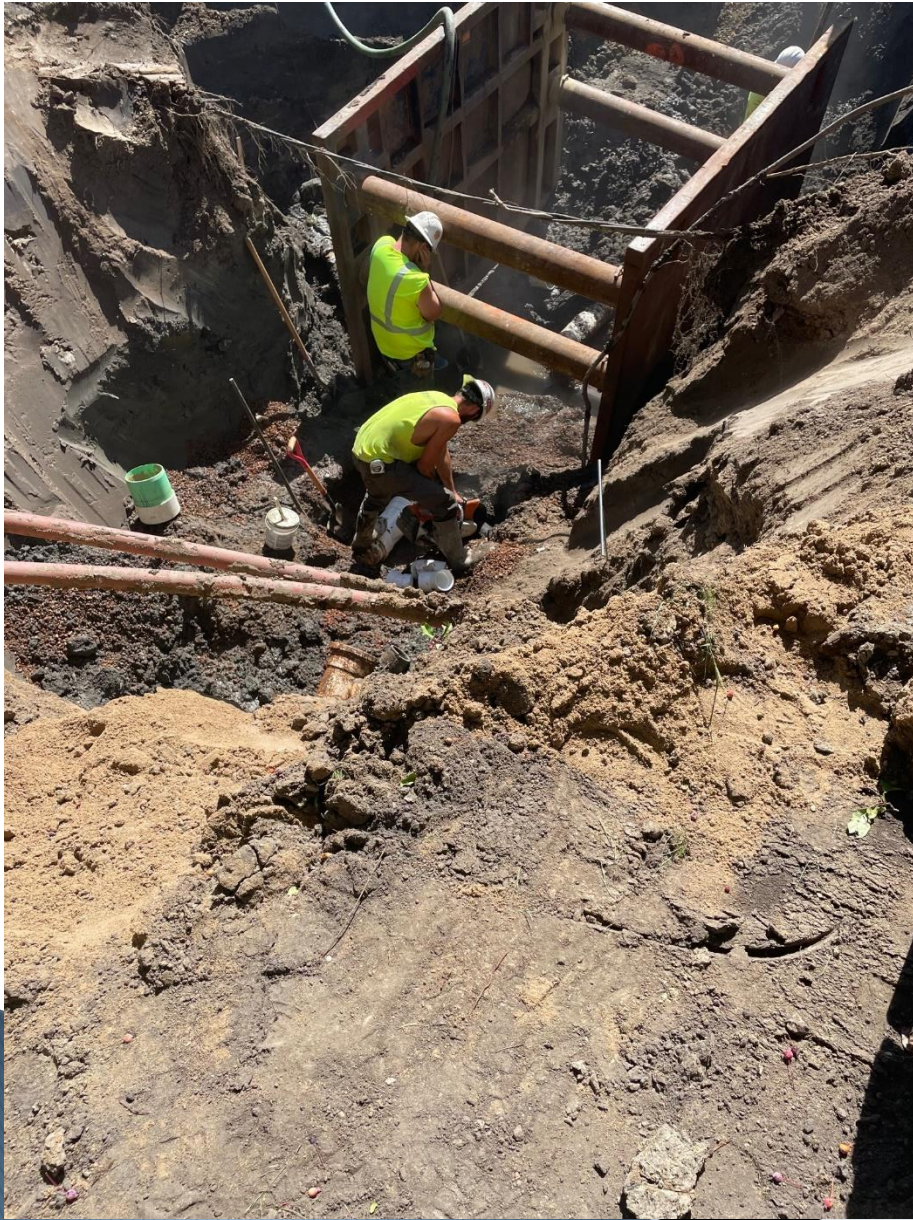


- ▶ City's 5 yr Street Recon Plan included
- ▶ Pine Haven
 - 81st Street
 - Elbe Street
 - Danube Street
- ▶ Also includes Colonial Woods area, Evergreen Trail & Diane Street
- ▶ There are **no assessments** for street recon & drainage improvements.
 - Added Value to the Neighborhood





At a Future meeting discuss Construction Questions



- ▶ At time of reconstruction—evaluate extending sewer & water
 - 30 properties served by on site septic and wells
 - Includes 8060, 8066, 8074 Lake Dr
 - Age of existing systems
 - Sewer 2 replaced in last 10 years.
 - Majority older or original systems.
 - System compliance – groundwater
- ▶ If not now, the road will last 60+ years

- ▶ Proposed Assessment \$16,000
- ▶ Independent Analysis



Assessment Map

Pine Haven Neighborhood

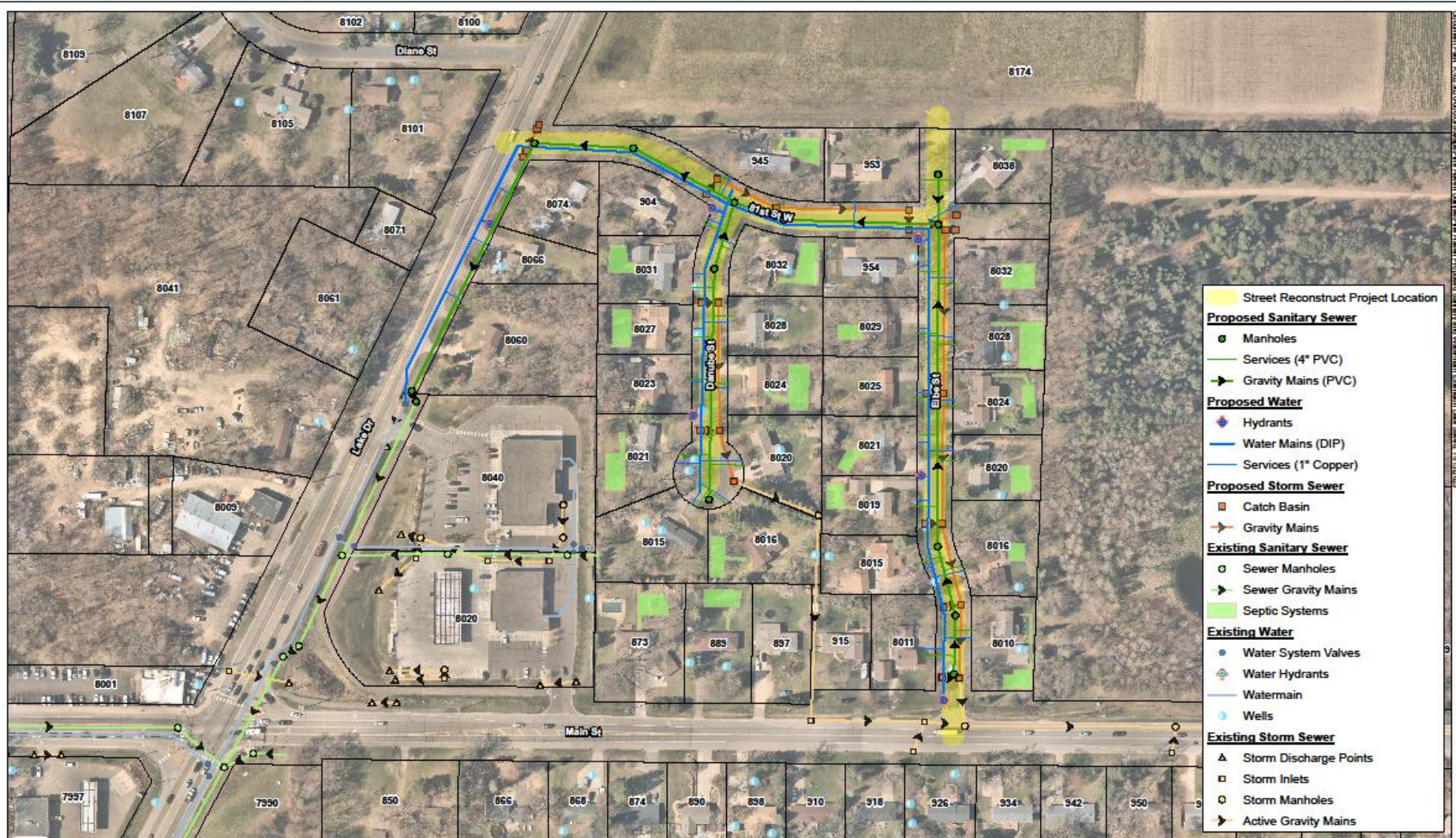
81st St, Danube St, Elbe St, Lino Lakes, MN



0 150
Feet
1 inch = 150 feet

wsb

- ▶ Municipal Utility Extension
 - Extend sewer and water up Lake Drive and through the neighborhood
- ▶ Services extended to the property line
- ▶ Hydrants
- ▶ Existing wells can remain for irrigation if they meet setbacks from sewer service



Proposed Sanitary and Watermain Extension

Pine Haven Neighborhood
81st St, Danube St, Elbe St, Lino Lakes, MN



wsb



Pine Haven Project Funding

2024 / 2025 Street and Utility Improvement Project Funding Overview				
Breakout	Street Reconstruction Bond	Area & Unit Trunk Fund	Assessment	Total
Street and Storm	\$1,767,338			\$1,767,338
Sanitary Sewer		\$538,692	\$216,000	\$754,692
Watermain		\$550,163	\$264,000	\$814,163
Totals	\$1,767,338	\$1,088,855	\$480,000	\$3,336,193

Pine Haven Project Funding

Total Sanitary Sewer & Watermain Cost	\$ 1,568,855.00
Less City Cost of Trunk Oversizing	<u>\$ (510,365)</u>
Balance for Special Assessments	\$ 1,058,490
Number of Lots	<u>30</u>
Calculated Special Assessment/Lot	\$ 35,283

Pine Haven Project Funding

Calculated Special Assessment/Lot	\$ 35,283
Less Special Assessment Based on Benefit	\$ (16,000)
Funding Gap/Lot	\$ 19,283
Less Standard Connection Fee/Lot	\$ (7,429)
Funding Gap/Lot	\$ 11,854
50/50 City/Property Owner Funding of Gap	50%
Property Owner Additional Connection Fee	\$ 5,927

Pine Haven Area & Unit Trunk

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	\$510,365	\$177,810	\$177,810	\$222,870	\$1,088,855
Total	\$688,175		\$400,680		\$1,088,855

Summary of Property Owner Funding

Special Assessment	Adopted in fall of 2025*	\$16,000
Connection Fees Standard \$7,429 Additional \$5,927	Due at the Time of Connection*	\$13,356
Estimated Construction Cost	Property specific	~\$10,000
Total Estimated Cost		\$39,356

* Can be assessed to spread out the obligation

** MCES connection fee of \$2,485 due with the 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
 - Compliance determined by an approved inspector

- ▶ No point of sale requirement
 - Common for the buyer to require inspection triggering upgrade

Assessment Amortization Example

- ▶ \$16,000 May be assessed through property taxes 15 yrs (Interest is the City's bond rate plus 2%)
 - 5% interest rate
 - 1,542/yr
 - \$129/month
 - 6% interest rate
 - 1,647/yr
 - \$137/month

Schedule

Task Number	Task Description	Completion Date
1	Accept Feasibility and Order Public Hearing	June 10, 2024
2	Public Hearing	July 22, 2024
3	60 days of no action of the City Council Ends	Sept 20, 2024
4	Authorize Preparation of the Plans and Specifications	October 14, 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% = 16 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

Typical Sanitary Sewer & Water Bill based on 18,000 gallons/quarter of water use		
Service	Current Charges	
Residential Metered Water	\$ 37.80	
Residential Flat Water	\$ 20.00	
Residential Flat Sewer	\$ 59.98	
Residential Metered Sewer*	\$ 9.20	
Residential State Fee	\$ 2.43	
	<u>\$ 129.41</u>	
* Metered Sewer based on winter average water use		
Rates		
Water \$2.10 / thousand gallons (up to 20,000 gal)		
Sewer \$1.15 / thousand gallons (over 10,000 gallons)		