



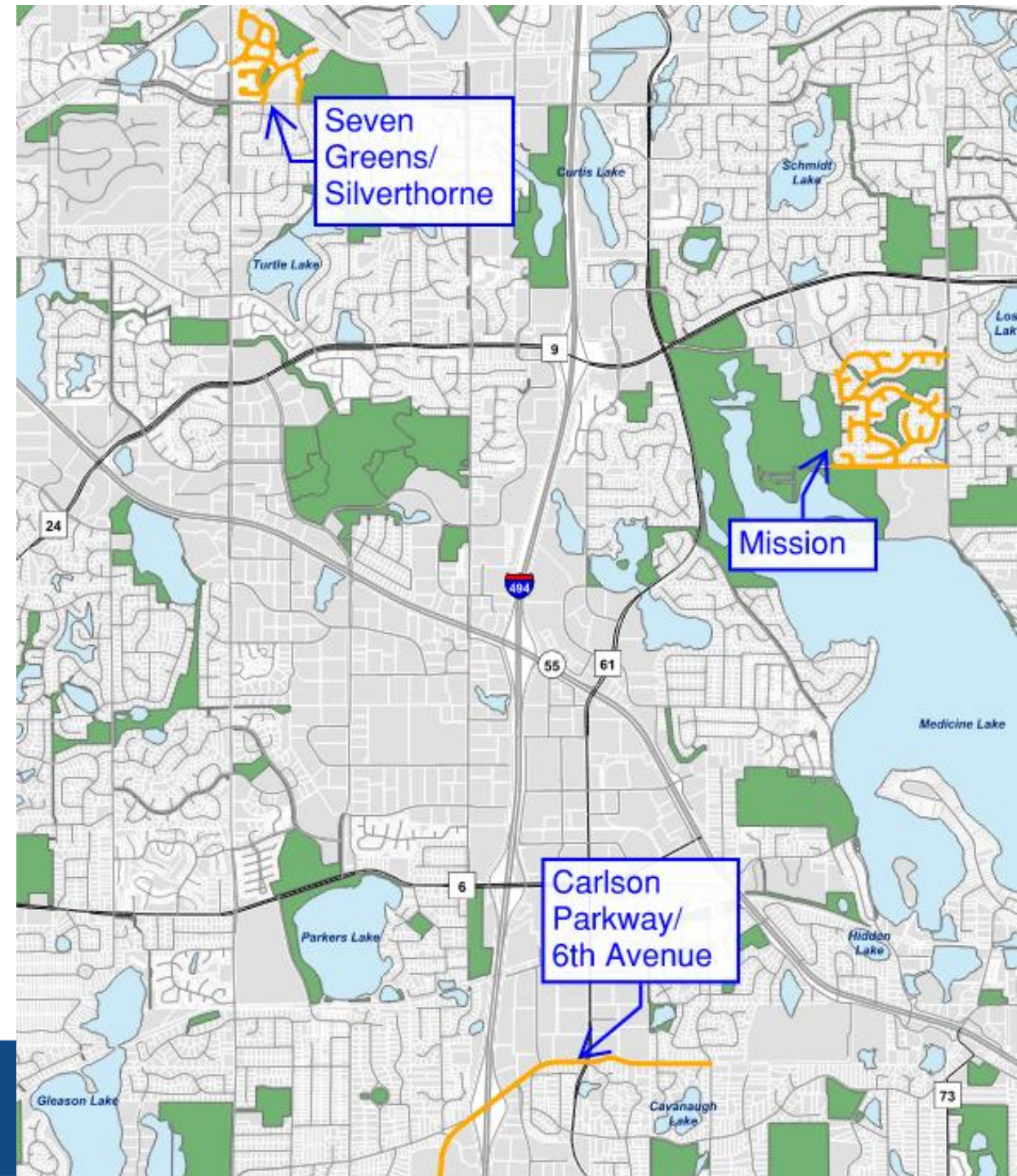
2025 Street Rehabilitation Project

Public Improvement and Assessment Hearing - April 22, 2025



Project Area

- Seven Greens/Silverthorne neighborhood
- Mission neighborhoods
- Carlson Parkway/6th Avenue



Existing Conditions



Existing Conditions



Proposed Improvements

- Street
 - Full depth reclamation
 - Carlson Parkway/6th Avenue
 - Mill & overlay
 - Seven Greens/Silverthorne neighborhood
 - Mission neighborhoods
 - Curb & gutter replacement
- Traffic signal improvements
- Pedestrian improvements
- Utility repairs & improvements

Project Costs & Funding

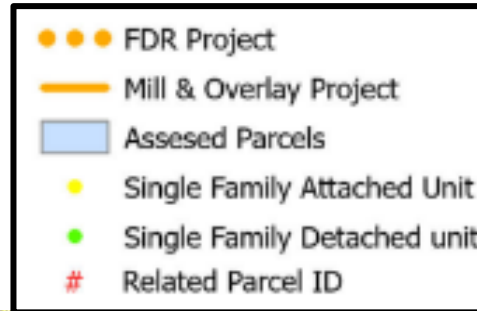
- Cost: \$6,690,000
- Funding:
 - Special Assessments: \$ 1,040,401.28
 - MSA Fund \$ 3,074,324.34
 - Street Reconstruction Fund: \$ 1,615,000.00
 - Water Fund: \$ 379,855.85
 - Sewer Fund: \$ 212,237.26
 - Water Resources Fund: \$ 368,181.27

Assessment Policy

- Assesses adjacent, benefiting properties
 - 40% of project costs
 - City pays remainder
- Costs not assessed and fully paid by City
 - Water main improvements
 - Sanitary sewer improvements
 - Trail improvements

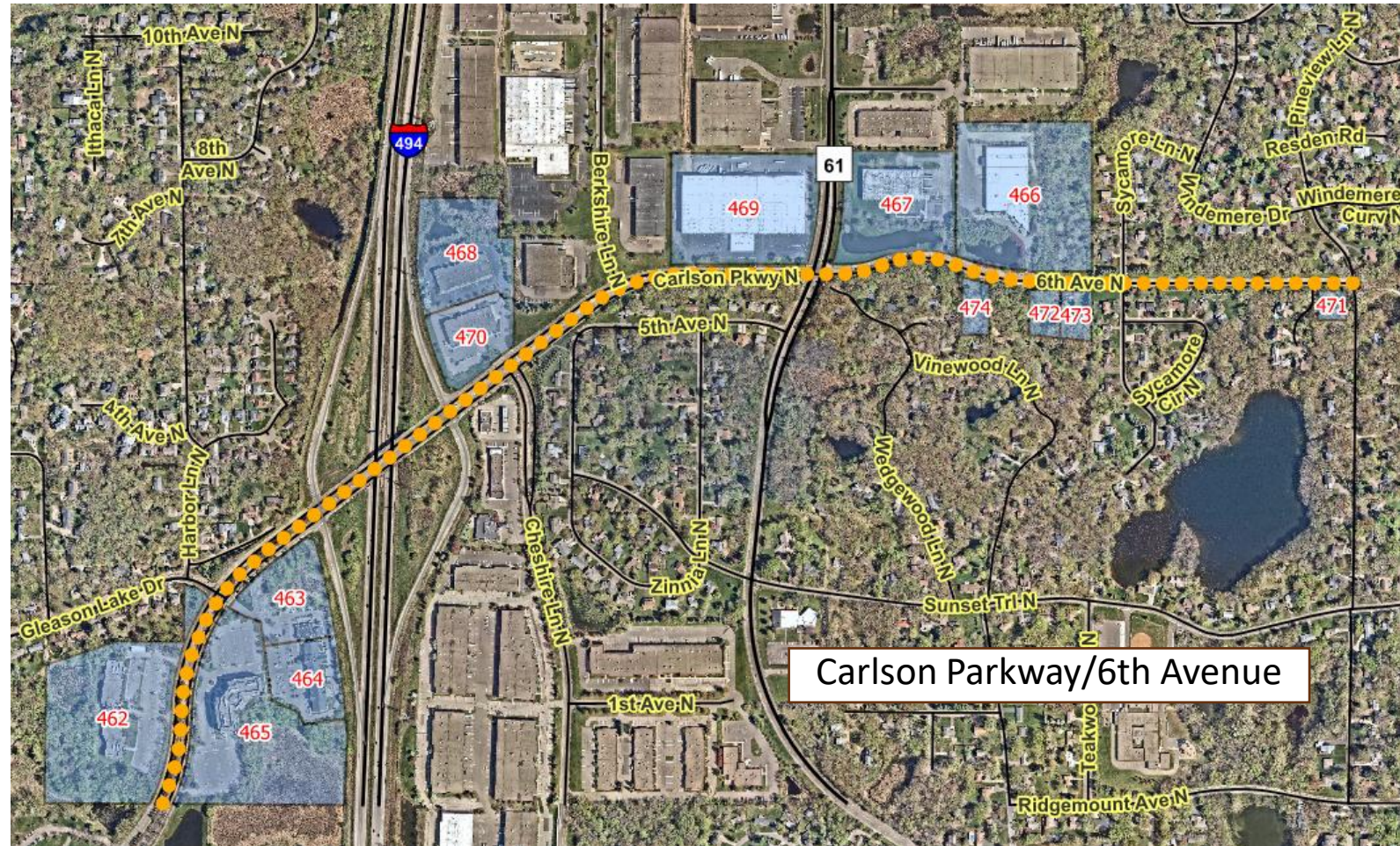
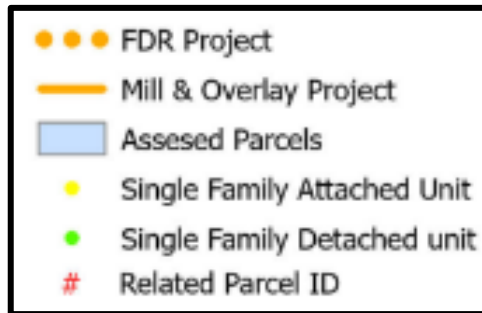
Project Costs & Proposed Assessments

- Construction Cost – \$5,587,511.11
- Single Family (detached) - \$1,346.96
- Single Family (attached) - \$673.48
- Other - \$Varies



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Assessment Payment Options

- Pay in full or partial payment by 10/31/25 [without interest]
- Full payment between 11/1/25 and 11/1/26 [includes 1st year of interest]
- Paid with property taxes over the assessment term [default & includes interest]
- Assessment terms and interest rates
- Deferrals available
 - Seniors & people with disabilities

Assessment Amount	Assessment Term	Interest Rate
< \$5,000	5 years	4.16%
\$5,001 - \$10,000	10 years	4.44%
> \$10,000	15 years	4.56%

Assessment Appeals

- Must notify the City Clerk of objection in writing before the close of the hearing.
- Must serve notice upon the Mayor or City Clerk within 30 days of adoption of the assessments.
- Must file served notice to the district court within 10 days of notice to Mayor or City Clerk.



Project Outreach & Communication

- Mailings
 - August 2024 – Project Notification
 - November 2024 – Informational Meeting Notification
 - April 2025 – Public Hearing Notification
- Informational Meeting – 12/2/2024
- Webpage
 - Project information
 - Status updates
 - Option to sign up for email updates
- Onsite meetings as requested



Project Schedule

- April 22nd
 - Public Improvement & Assessment Hearing
 - Award Contract
- Construction
 - Spring/early summer thru fall



Recommendations

- Hold public & assessment hearing
- Approve resolutions ordering improvement and adopting assessments
- Approve resolution awarding contract and approving supplementary agreement

Questions or Comments?