



Request for Council Action

TO: Mayor and City Council
THROUGH: Tim Murray, City Administrator
FROM: Mark DuChene, City Engineer
MEETING DATE: September 25, 2018
SUBJECT: Resolution 2018-191 Declare Cost to be Assessed and Establish Special Assessment Hearing for 2018 Street Reconstruction Improvements – Contract 2018-04

Background:

The improvements constructed as part of the 2018 Street Reconstruction Improvements project (Contract 2018-04) are scheduled to be substantially completed by October 23, 2018. Part of the financing for the project includes special assessments to the abutting/benefiting properties. The assessment rates for street reconstruction for 2018 are as follows, as adopted by Resolution 2016-248, subject to credits per City policy.

Street Reconstruction

Low Density Residential Property	\$72.50/l.f.
High Density Residential Property	\$80.00/l.f.
Commercial/Industrial/Institutional Property	\$87.00/l.f.
Lead Water Service Replacement	\$800.00/ea.
Existing Curb & Gutter Credit	(-) \$15.00/l.f.

The proposed project also included the construction of new sanitary sewer and lift station to serve lots that previously did not have access to public sanitary sewer facilities. Assessments for the new sanitary sewer service are proposed to be assessed at \$4,365.00 per lot, also outlined in the project feasibility report.

The attached resolution declares the cost to be assessed and schedules the special assessment hearing on October 23, 2018. The project proposes to assess a total of 28 parcels in the amount of \$254,546.35. A copy of the proposed assessment roll is attached.

Recommendation:

Approve Resolution 2018-191

Attachments:

- Resolution 2018-191
- Special Assessment Roll – Contract 2018-04
- Project Location Map

CITY OF FARIBAULT

RESOLUTION #2018-191

DECLARE COST TO BE ASSESSED AND ESTABLISH SPECIAL ASSESSMENT HEARING FOR 2018 STREET RECONSTRUCTION IMPROVEMENTS – CONTRACT 2018-04

WHEREAS, Resolution 2018-011, adopted on January 9, 2018, following a Public Hearing, ordered the 2018 Street Reconstruction Improvements project (Contract 2018-04), and;

WHEREAS, said resolution estimated the total cost of the improvement to be \$1,228,100.00, and declared that all or a portion of the cost would be assessed to benefiting property owners, and;

WHEREAS, the work included in this improvement project is scheduled to be substantially completed in October of 2018.

NOW, THEREFORE BE IT RESOLVED, the cost of said improvements proposed to be assessed to the benefiting properties for the 2018 Street Reconstruction Improvements project (Contract 2018-04) is hereby declared to be \$254,546.35.

ALSO, BE IT RESOLVED, a hearing shall be held on October 23, 2018 in the City Hall at 6:00 p.m. to pass upon such proposed assessment and at such time and place all persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.

ALSO, BE IT RESOLVED, the City Administrator is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and shall state in the notice the total cost of the improvement. The City Administrator shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.

ALSO, BE IT RESOLVED, the City Administrator, with the assistance of the City Engineer, shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece, or parcel of land within the district affected, without regard to cash valuation, as provided by law, and shall file a copy of such proposed assessment in their office for public inspection.

Date Adopted: September 25, 2018

Faribault City Council

Kevin F. Voracek, Mayor

ATTEST:

Timothy C. Murray, City Administrator

PARCELID	DEEDHOLD	STREET NUM	STREETNAME	MAIL ADDRESS	MAILCITY	MAIL STATE	MAILZIP	TOTAL FRONTAGE	ASSESSED FRONTAGE	STREET RATE	STREET AMOUNT	SANITARY SEWER	TOTAL ASSESSMENT
11th Avenue NE (Parshall Street to Maple Lane)													
18.29.4.25.004	THOMAS S GERBIG	1208	11TH AVE NE	1208 11TH AVE NE	FARIBAULT	MN	55021	165.00	100.00	\$72.50	\$7,250.00		\$7,250.00
18.29.4.25.005	JAMES R & CHRISTINE A BLESSUM	1110	11TH AVE NE	1110 11TH AVE NE	FARIBAULT	MN	55021	208.00	100.00	\$72.50	\$7,250.00		\$7,250.00
18.29.4.25.006	STEVEN J & GAIL H KOHL	1032	11TH AVE NE	1032 11TH AVE NE	FARIBAULT	MN	55021	122.00	100.00	\$72.50	\$7,250.00		\$7,250.00
18.29.4.25.007	GEORGE WICKSTROM	1028	11TH AVE NE	1028 11TH AVE NE	FARIBAULT	MN	55021	122.00	100.00	\$72.50	\$7,250.00		\$7,250.00
18.29.4.25.008	MARY DONAHUE	1022	11TH AVE NE	1022 11TH AVE NE	FARIBAULT	MN	55021	122.00	100.00	\$72.50	\$7,250.00		\$7,250.00
18.29.4.25.009	TODD R TWEEDY & MEGAN E MURRAY	1016	11TH AVE NE	1016 11TH AVE NE	FARIBAULT	MN	55021	122.00	100.00	\$72.50	\$7,250.00		\$7,250.00
18.29.4.25.010	SCOTT F & RACHEL A JOHNSON	1025	11TH AVE NE	213 6TH AVE NE	FARIBAULT	MN	55021	243.00	100.00	\$72.50	\$7,250.00	\$4,365.00	\$11,615.00
18.29.4.26.009	STEVEN J & CHERYL L HAUER	1123	11TH AVE NE	1123 11TH AVE NE	FARIBAULT	MN	55021	110.00	44.00	\$72.50	\$3,190.00		\$3,190.00
18.29.4.26.010	JACOB J & PENNY A BAUER	1109	11TH AVE NE	6665 NERSTAND BLVD	FARIBAULT	MN	55021	110.00	100.00	\$72.50	\$7,250.00	\$4,365.00	\$11,615.00
18.29.4.26.011	ROBERT W DAILY & CYNTHIA R HUCKABY	1039	11TH AVE NE	1039 11TH AVE NE	FARIBAULT	MN	55021	150.00	100.00	\$72.50	\$7,250.00	\$4,365.00	\$11,615.00
18.29.4.26.012	ANDREW T LAJEUNESSE & TRESSA M SHEMA	1031	11TH AVE NE	1031 11TH AVE NE	FARIBAULT	MN	55021	106.00	100.00	\$72.50	\$7,250.00	\$4,365.00	\$11,615.00
18.29.4.50.002	TIMOTHY C & DEBRA E HOUGE	1124	PARSHALL ST	1124 PARSHALL ST	FARIBAULT	MN	55021	178.00	50.00	\$72.50	\$3,625.00		\$3,625.00
18.29.4.50.003	DAVID & NANCY TOPP	1010	11TH AVE NE	1010 11TH AVE NE	FARIBAULT	MN	55021	148.00	50.00	\$72.50	\$3,625.00		\$3,625.00
											\$82,940.00	\$17,460.00	\$100,400.00

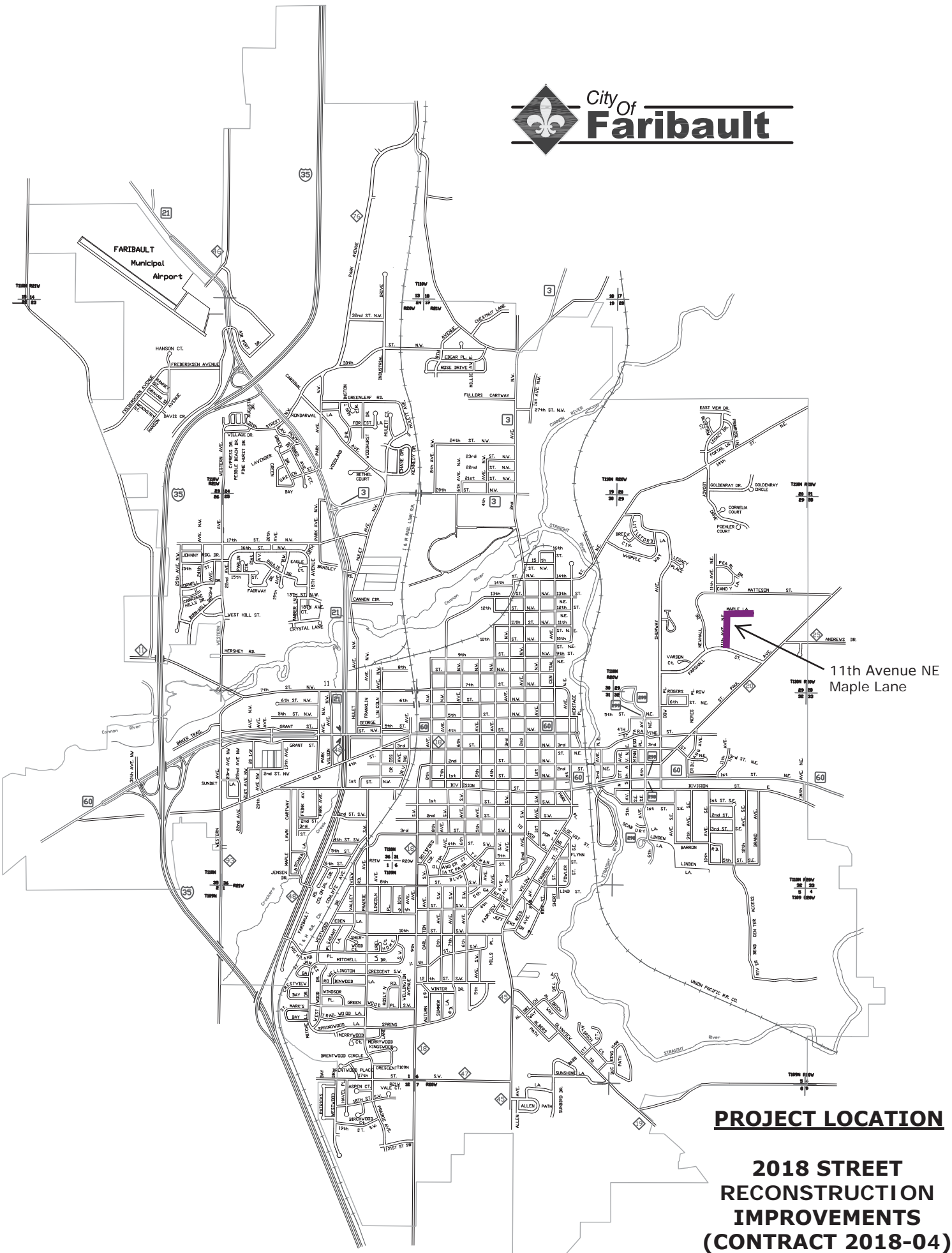
Maple Lane (11th Avenue NE to east end/cul-de-sac)

18.29.4.25.001	EARL J & DONNA M CROWL	1228	MAPLE LN	1228 MAPLE LN	FARIBAULT	MN	55021	84.28	84.28	\$72.50	\$6,110.30	\$4,365.00	\$10,475.30
18.29.4.26.001	DANIEL J & ALICIA M STOKES	1236	MAPLE LN	1236 MAPLE LN	FARIBAULT	MN	55021	56.98	56.98	\$72.50	\$4,131.05	\$4,365.00	\$8,496.05
18.29.4.26.002	LANCE J & JENNIFER A STUMBO	1220	MAPLE LN	1220 MAPLE LN	FARIBAULT	MN	55021	100.00	100.00	\$72.50	\$7,250.00	\$4,365.00	\$11,615.00
18.29.4.26.003	JEANNE MARIE BLISS	12XX	MAPLE LN	1204 MAPLE LN	FARIBAULT	MN	55021	100.00	100.00	\$72.50	\$7,250.00	\$4,365.00	\$11,615.00
18.29.4.26.004	JEANNE MARIE BLISS	1204	MAPLE LN	1204 MAPLE LN	FARIBAULT	MN	55021	100.00	100.00	\$72.50	\$7,250.00	\$4,365.00	\$11,615.00
18.29.4.26.005	RODNEY J LEHMANN	1122	MAPLE LN	1122 MAPLE LN	FARIBAULT	MN	55021	100.00	100.00	\$72.50	\$7,250.00	\$4,365.00	\$11,615.00
18.29.4.26.006	DAVID A & CAROL M BERANEK	1114	MAPLE LN	1114 MAPLE LN	FARIBAULT	MN	55021	100.00	100.00	\$72.50	\$7,250.00	\$4,365.00	\$11,615.00
18.29.4.26.007	KEITH A & DAWN M WALKER	1106	MAPLE LN	1106 MAPLE LN	FARIBAULT	MN	55021	133.00	100.00	\$72.50	\$7,250.00	\$4,365.00	\$11,615.00
18.29.4.26.008	MICHAEL D WIEBEN	1115	MAPLE LN	1115 MAPLE LN	FARIBAULT	MN	55021	120.00	100.00	\$72.50	\$7,250.00	\$4,365.00	\$11,615.00
18.29.4.26.009	STEVEN J & CHERYL L HAUER	1123	11TH AVE NE	1123 11TH AVE NE	FARIBAULT	MN	55021	140.00	56.00	\$72.50	\$4,060.00	\$4,365.00	\$8,425.00
18.29.4.26.013	DANIEL R & MELISSA M HAGER	1207	MAPLE LN	1207 MAPLE LN	FARIBAULT	MN	55021	110.00	100.00	\$72.50	\$7,250.00	\$4,365.00	\$11,615.00
18.29.4.26.014	NATALIE GINTER	1215	MAPLE LN	1215 MAPLE LN	FARIBAULT	MN	55021	100.00	100.00	\$72.50	\$7,250.00	\$4,365.00	\$11,615.00
18.29.4.26.015	TIMOTHY & KALI BABCOCK	1223	MAPLE LN	1223 MAPLE LN	FARIBAULT	MN	55021	143.66	100.00	\$72.50	\$7,250.00	\$4,365.00	\$11,615.00
18.29.4.26.016	RONALD C & JUDY B ZABEL	1239	MAPLE LN	1239 MAPLE LN	FARIBAULT	MN	55021	26.78	26.78	\$72.50	\$1,941.55		\$1,941.55
18.29.4.26.017	RONALD ZABEL	1239	MAPLE LN	1239 MAPLE LN	FARIBAULT	MN	55021	59.22	59.22	\$72.50	\$4,293.45	\$4,365.00	\$8,658.45
											\$93,036.35	\$61,110.00	\$154,146.35

- Corner Lot - Sideyard Credit Applied.
- Previous project assessment credit applied.
- Capped at 100' per CC direction

2018 Special Assessment Rates - Reconstruction	
Low Density Residential	\$72.50 /foot
High Density Residential	\$80.00 /foot
Commercial/Industrial/Institutional	\$87.00 /foot

Total	\$175,976.35	\$78,570.00	\$254,546.35
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11th Avenue NE
Maple Lane

PROJECT LOCATION

**2018 STREET
RECONSTRUCTION
IMPROVEMENTS
(CONTRACT 2018-04)**