



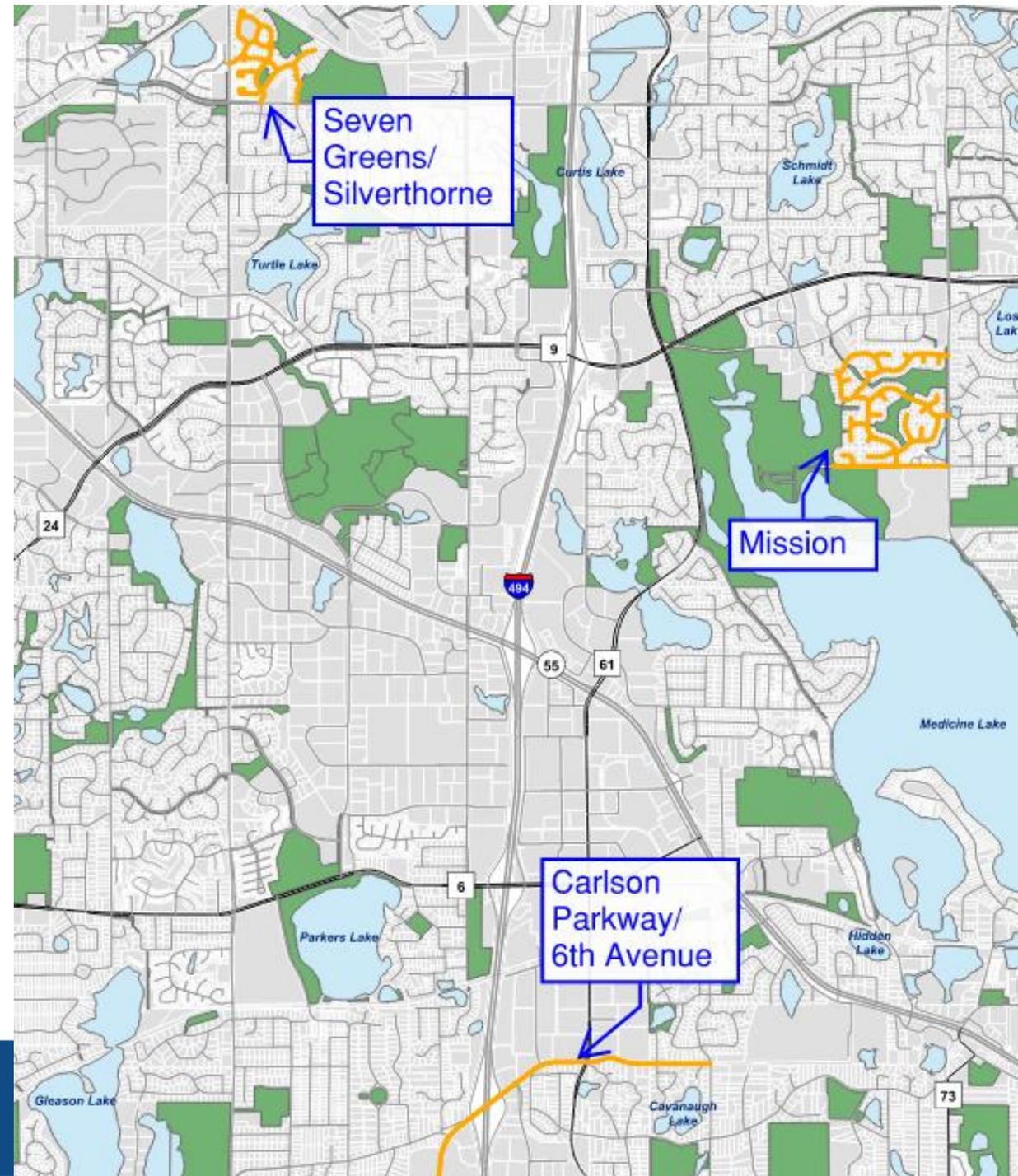
# 2025 Street Rehabilitation Project

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

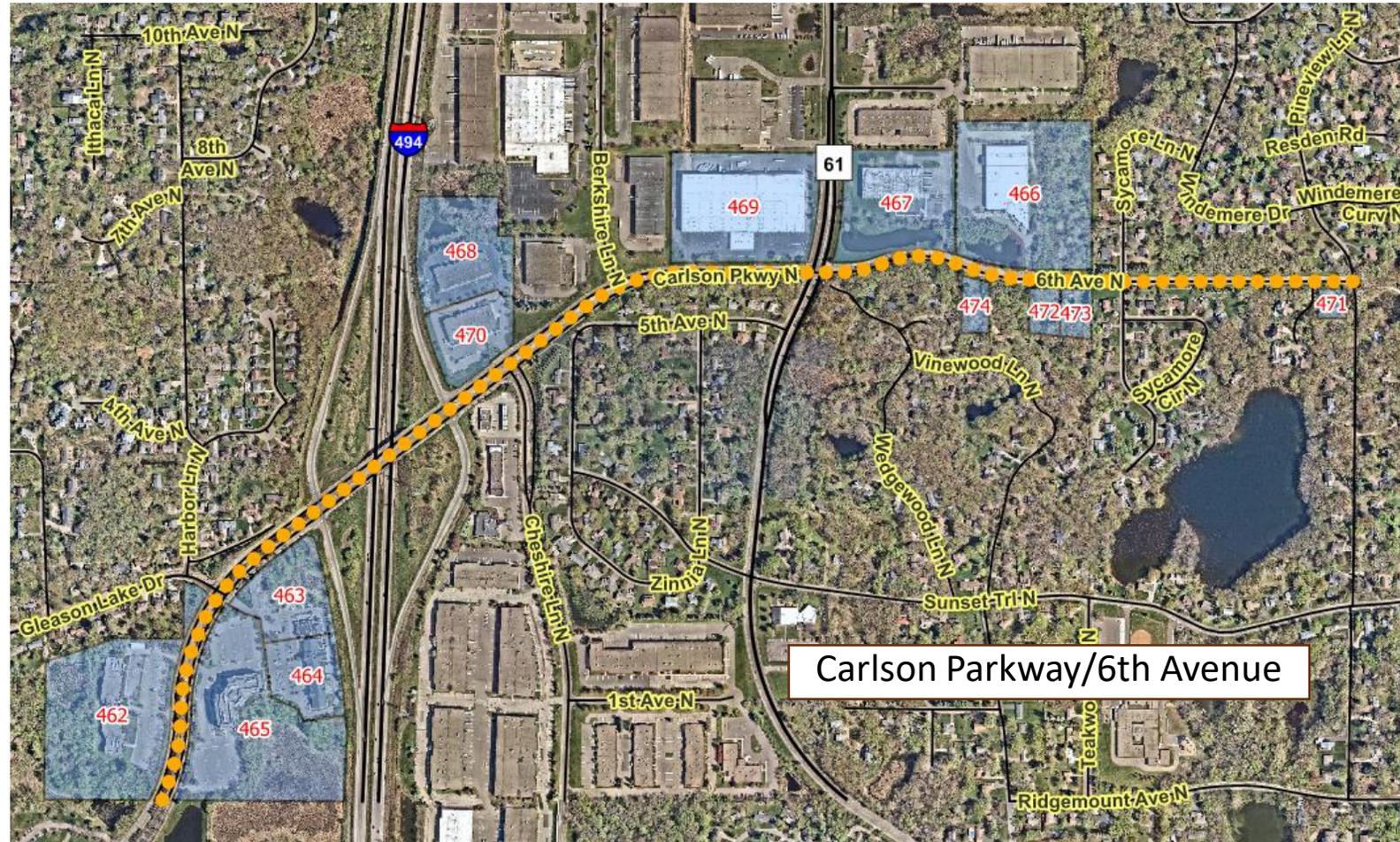
- Construction Cost – \$5,587,511.11
- Single Family (detached) - \$1,346.96
- Single Family (attached) - \$673.48
- Other - \$Varies

●●●	FDR Project
—	Mill & Overlay Project
■	Assesed Parcels
●	Single Family Attached Unit
●	Single Family Detached unit
#	Related Parcel ID



# Project Costs & Proposed Assessments

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



# 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 1<sup>st</sup> 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?