

Public Assessment Hearing & Contract Award 2021 PMP Street & Utility Improvements

Council Meeting

April 12, 2021

Total Project Costs

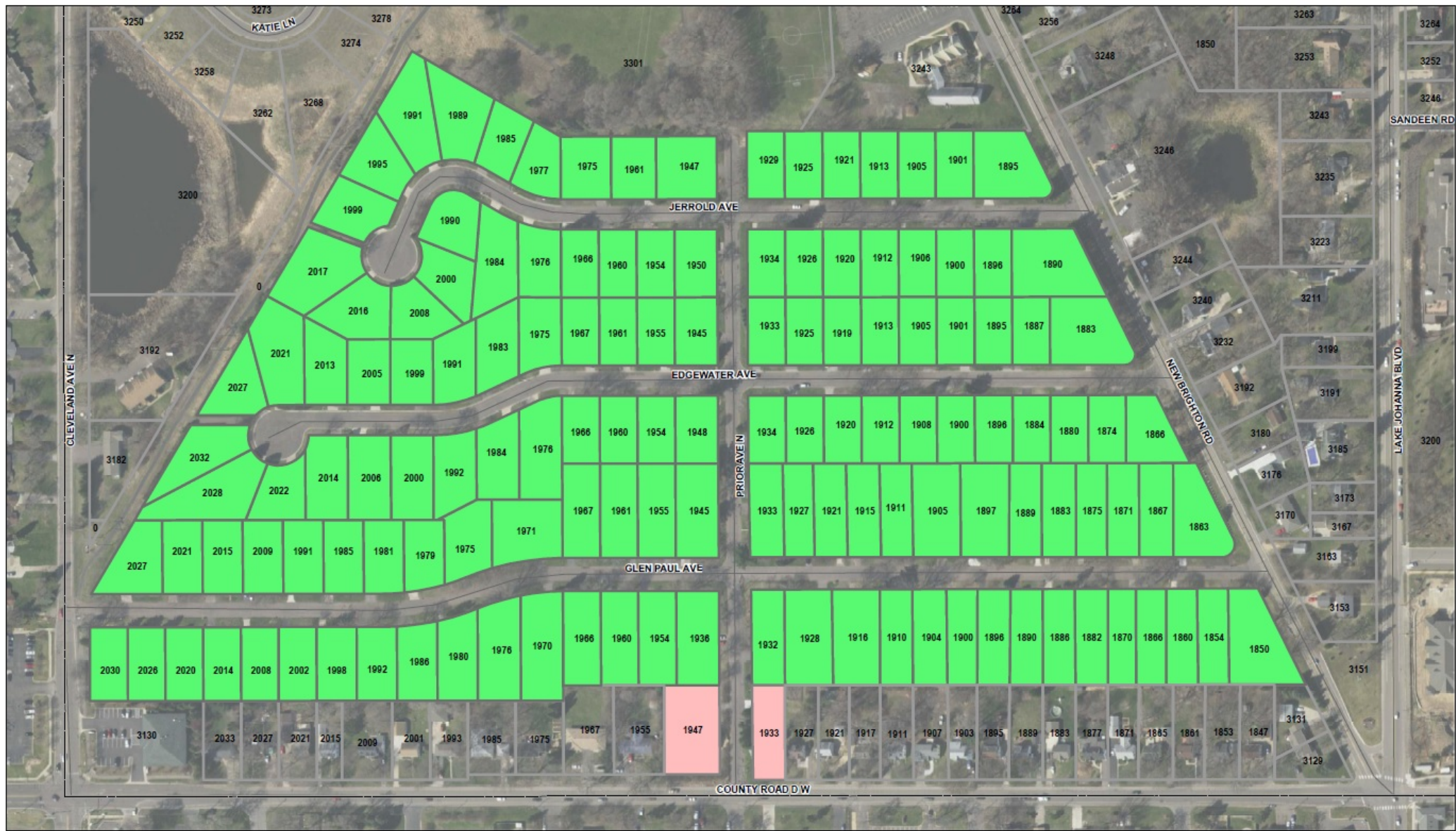
Low Bid from C&L Excavating, Inc.: \$2,704,412.10 (Construction Costs)
Construction Costs plus \$725,000 in Expenses (Approximately 27% of Construction Costs)

Project Improvements	Project Costs
Reconstruction Street Improvements (Glenpaul and east Jerrold)	\$1,110,790
Reclamation Street Improvements (Edgewater and west Jerrold)	\$293,723
Prior Ave Street Improvements (Not Assessed)	\$398,106
Trail Improvements (Not Assessed)	\$45,445
Watermain Improvements	\$610,880
Sanitary Sewer Improvements	\$416,219
Storm Sewer Drainage Improvements	\$554,249
Total	\$3,429,412

CIP Budget: \$3,807,000

Project Funding

Funding Source	Amount
PIR Fund	\$1,145,807
Special Assessments	\$702,257
Water Utility	\$610,880
Sanitary Sewer Utility	\$416,219
Surface Water Utility	\$554,249
Total	\$3,429,412



Assessment Map - Hazelnut Neighborhood



Assessment Rates

50% of the Street Project Costs

- Reconstruction: Glenpaul and east Jerrold = \$555,395.11 (80 Units)
- Reclamation: Edgewater and west Jerrold = \$146,861.60 (58 Units)

Project Area	Proposed Final Rate	Feasibility Rate
Street Reconstruction (Glenpaul and east Jerrold)	\$6,942.44	\$8,107.00
Full Depth Reclamation (Edgewater and west Jerrold)	\$2,532.10	\$2,984.00

Street costs on Prior Avenue were not included in the assessment calculations.

Assessment Payment

Option 1 – Prior to November 15, 2021

- A property owner may at any time prior to certification of the assessment to the county auditor on November 15, 2021, pay the entire assessment on such property to the City of Arden Hills, with interest accrued to the date of payment.
- No interest shall be charged if the entire assessment is paid within 30 days from the adoption of this assessment (30 days from tonight, April 12, 2021).

Option 2 – After November 15, 2021

- The assessment is proposed to be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable with property taxes in 2022.
- Balance will bear interest at a rate of 3.15% percent per annum from the date of the adoption of the assessment resolution (tonight, April 12, 2021).
- After November 15, 2021, a property owner may pay the total outstanding balance of the assessment against their property with accrued interest at any time during the life of the project assessment period to Ramsey County.

Next Steps

Public Engagement #3 April 16, 2021

Begin Construction June 2021

Substantial Completion October 2021

Certify Assessments to County November 2021



QUESTIONS