

# Public Assessment Hearing & Contract Award Snelling Avenue North Street & Utility Improvements

---

Council Meeting

April 11, 2022

# Total Project Costs

Low Bid from T.A. Schifsky & Sons, Inc.: \$1,277,585.49 (Construction Costs)  
Construction Costs plus \$345,000 in Expenses (Approximately 27% of Construction Costs)

Project Improvements	Project Costs
Snelling Ave N Improvements (Reclamation)	\$858,055
Cummings Ln Improvements (Reclamation)	\$78,967
Bussard Ct (Reconstruction)	\$51,857
Trail Improvements (Not Assessed)	\$175,479
Water Main Improvements	\$290,291
Sanitary Sewer Improvements	\$23,064
Storm Sewer Drainage Improvements	\$144,872
Total	\$1,622,585

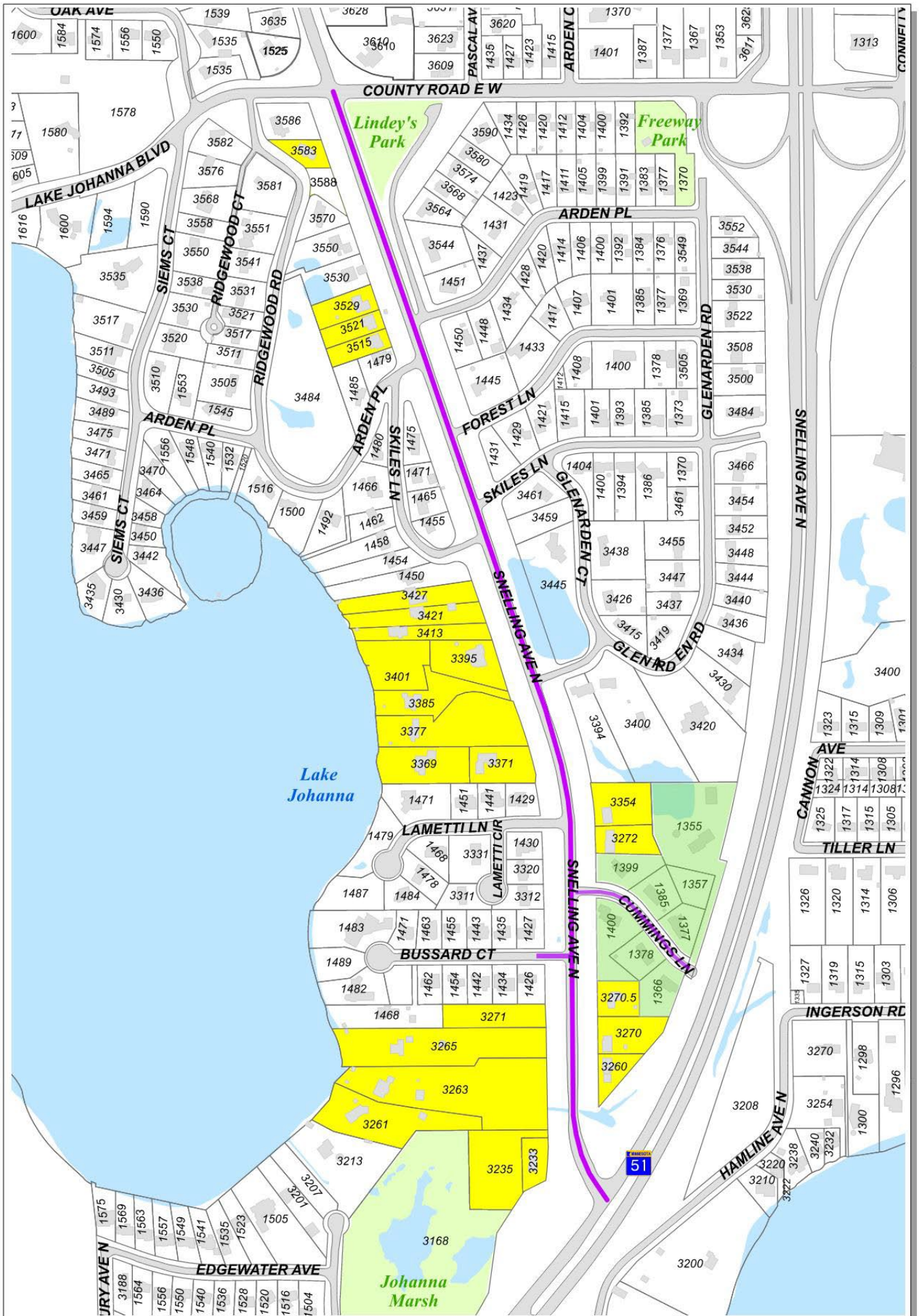
CIP Budget: \$1,497,000



# Project Funding

Funding Source	Amount
PIR Fund	\$260,268
Special Assessments	\$140,409
Municipal State Aid Funds	\$875,984
Water Utility	\$290,291
Sanitary Sewer Utility	\$23,064
Surface Water Utility	\$32,569
Total	\$1,622,585

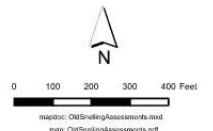




## Snelling Avenue Rehabilitation Assessments



- Parcels with Potential Assessments
- Rehabilitation Segment



# Assessment Rates

50% of the Street Project Costs

- Snelling Avenue N = \$337,806 (8220 LF Total Frontage & 95 LF is R1 Zoned Min. Frontage)
- Cummings Lane = \$31,088 (8 Units)

Project Area	Proposed Final Rate	Feasibility Rate
Snelling Avenue N	\$3,905.00	\$4,524.00
Cummings Lane	\$3,886.00	\$4,071.00



# Assessment Payment

## *Option 1 – Prior to November 15, 2022*

- A property owner may at any time prior to certification of the assessment to the county auditor on November 15, 2022, 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 11, 2022).

## *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 2023.
- Balance will bear interest at a rate set by the City Council. The City's assessment policy states that the interest rate used for the assessment shall be designated at the prime rate plus two (2) percentage points. Our current assumed bond interest rate is 2.90% and the prime rate is 3.50%. Staff would recommend following the City's assessment policy and setting the **assessment rate at 5.50%**.
- After November 15, 2022, 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 Information Meeting #2**. . . . . May 2022

**Begin Construction (Contractor Dependent)**. . . . May 2022

**Substantial Completion** . . . . . October 2022

**Certify Assessments to County** . . . . . November 2022



# QUESTIONS

