

2021 Hidden Oaks/Woods Trail/Coneflower Circle Improvement Project

Assessment Hearing

CITY PROJECT 22103

OCTOBER 12, 2021





Project Location

- Hidden Oaks Lane
- Hidden Oaks Court
- Oakridge Circle
- Aspen Circle
- Woods Trail
- Blazingstar Court
- Bluestem Place
- Windflower Place
- Woodlawn Place
- Woodlawn Court
- Trillium Lane
- Trillium Court
- Ironwood Court
- Red Oak Court
- Coneflower Circle

192 parcels affected





Remaining Work

- Contractor expects to complete remaining milling/remove of unbonded pavement, street patching, sodding and hydro-seeding this week.
- Final paving – plan to start October 14. Will take 4-5 days. Timing is dependent on bituminous plant mix availability.
- Remaining work includes irrigation and dog fence repairs, driveway repairs, concrete patching, street sign replacement and crosswalk striping.
- A project punchlist of outstanding items including cleanup, driveway repairs, miscellaneous items, etc. will be developed and planned to be completed this fall or in the spring, depending on weather
- Residents received a notice on October 11 on how to care for any new hydro-seed that was installed on October 8. The contractor 30-day maintenance period will end on November 8.

Agenda:

Project Location

Remaining Work

Project Improvements

Project Costs and Funding

Assessments

Payment Methods

Questions?

Project Improvements

- Street Reclaim and Pave / Mill and Overlay
- Curb and gutter repairs
- Storm sewer improvements
- Sanitary sewer manhole improvements
- Watermain improvements
 - Gate valve bolt replacement
 - Water shutoff repairs





Project Costs

Improvement	Estimated Cost
Street Improvements	\$1,200,000
Storm Sewer Improvements	\$90,000
Sanitary Sewer Improvements	\$60,000
Watermain Improvements	\$60,000
TOTAL ESTIMATED PROJECT COST	\$1,410,000



Project Funding Sources

Funding Source	Total
Assessments to benefitting properties	\$494,600
Capital Improvement Revolving Fund	\$400,400
Municipal State Aid Fund	\$315,000
Storm Water Revenue Fund	\$80,000
Water Revenue Fund	\$60,000
Sewer Revenue Fund	\$60,000
TOTAL	\$1,410,000



Assessments

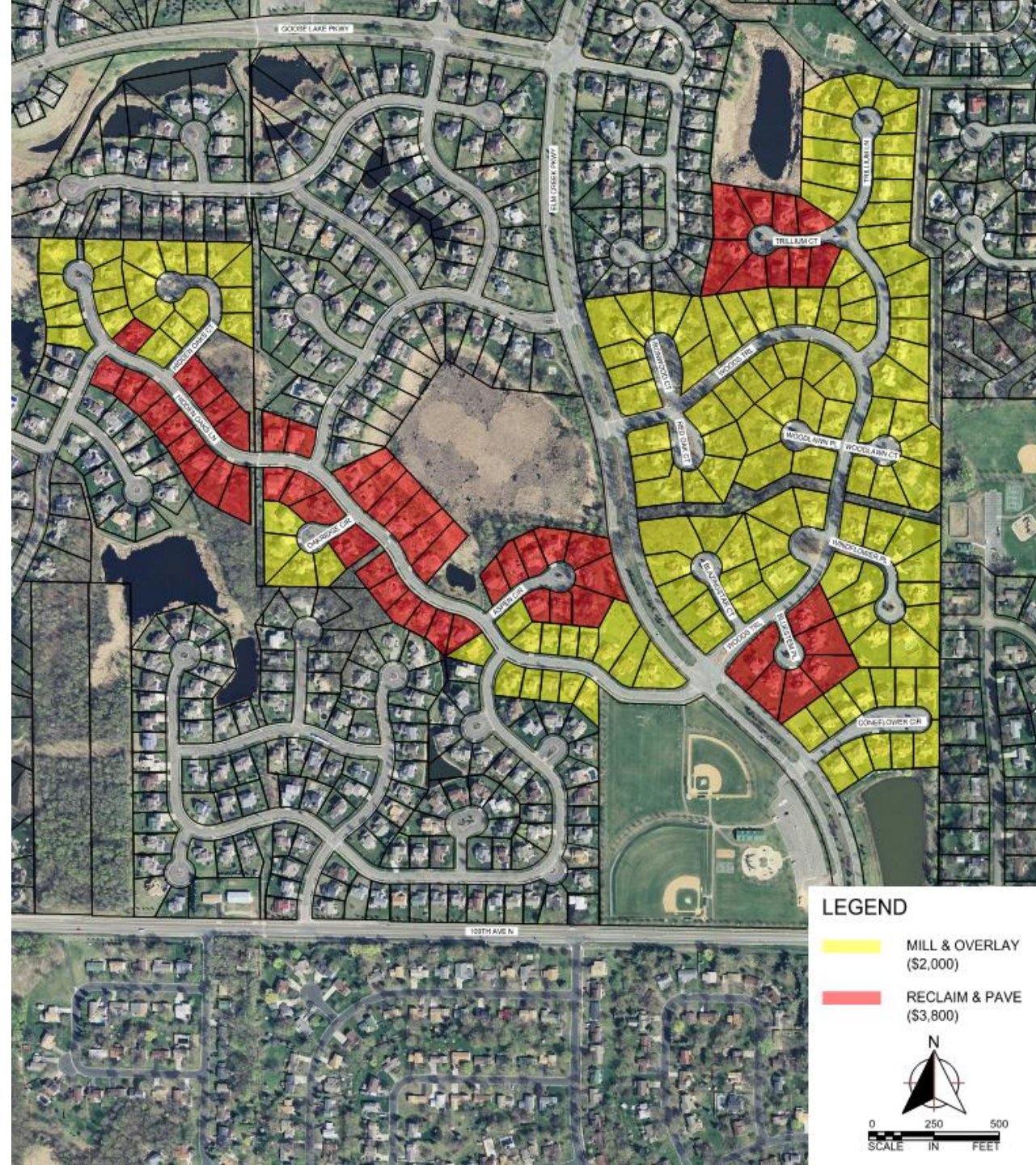
Streets – Reclaim and Pave

- Unit Assessment
- \$3,800.00 per unit
- 56 units

Streets – Mill and Overlay

- Unit Assessment
- \$2,000.00 per unit
- 137 units

Corner lots assessed based on parcel short side improvements





Payment Methods (see letter)

Payment Terms:

- 5 years
- 4.25% interest
- Payments start in 2022

Option 1:

- Pre-pay partial or full assessment amount without interest to the City by end of day November 17, 2021. The City will start taking payments on October 13. Return the payment section provided in your letter with your check.

Option 2:

- Pay assessment with property taxes over 5 year period at 4.25% interest starting in 2022
- First years interest is from November 1, 2021 thru December 31, 2022
- Pay remaining entire balance by November 15th in any subsequent year
- No partial payments allowed

Senior Citizen and Handicapped Deferred Assessment Program- Must meet income and eligibility requirements. Applications due 10/22/21. See project website.



Amortization Tables

Available on City website under project name:

<https://ci.champlin.mn.us/wp-content/uploads/2021/10/Hidden-Oaks-Lane-Etc-Assessment-Report.pdf>



Assessments Appeals

- Assessment process follows Minnesota Statute Chapter 429 – Public Improvements
- Notice of objection must be presented in writing and signed by the property owner prior to or at the hearing on October 12, 2021
- Serve notice of appeal to Mayor or City Clerk within 30 days after adoption of assessments
- File notice of appeal with Hennepin County District Court within 10 days after serving notice to the City
- After the assessment roll is adopted, assessments are certified to the County by November 30th



Next Steps

- October 7 info meeting powerpoint presentation is posted on the project website. 10 attendees via zoom. 1 attended in person.
- Assessment Hearing October 12, 2021.
 - Comments will be on the public record.
- No further notices or statements will be mailed to property owners given Council adopts the assessments.
- A receipt of payment can be provided upon request.



Questions?