

City of Rushford

City of Parks, Trees, and Trails

2019 Street & Utility Improvements Assessment Hearing

March 25, 2019



Project History

Staff & Council Work Sessions — CIP Discussion	Summer 2018
Neighborhood Informational Meeting (#1)	8/7/18
Present Preliminary Engineering Report to City Council	10/9/18
Neighborhood Informational Meeting (#2)	11/1/18
Hold Improvement Hearing	11/13/18
Prepare Plans and Specifications	11/13/18 — 1/25/19
Neighborhood Informational Meeting (#3)	1/21/19
City Council Approves Plans and Specifications and Authorizes Advertisement of Bids	1/28/19
Open Bids	2/22/19
City Council — Order Prep. of Assessment Roll & Advertisement of Assessment Hearing	2/25/19
Hold Assessment Hearing (Resolution Approving Final Assessment Roll)	3/25/19



Base Project Location

- Street & Utility
 - Grove Street
 - N Burr Oak Street
 - Walnut Street
- Other
 - Burr Oak Pond



Improvement Summary

Base Project Area

- | | |
|--|---|
| <ul style="list-style-type: none"> • <u>Streets</u> <ul style="list-style-type: none"> • 36' Wide (Curb Face to Curb Face) • Bituminous Pavement • Concrete Curb & Gutter • Driveway Aprons (as-needed) • Sidewalks (Private walks only, as needed) | <ul style="list-style-type: none"> • <u>Watermain</u> <ul style="list-style-type: none"> • New 8" PVC • Valves, Hydrants, Fittings • Services to R/W Line • <u>Sanitary Sewer</u> <ul style="list-style-type: none"> • New 8" PVC Main • Service to R/W Line • <u>Storm Sewer</u> <ul style="list-style-type: none"> • Extension into Grove St • Additional Inlet Capacity |
|--|---|



Project Cost Summary

Base Project Area

- Project Costs
 - Surface & Site \$863,700 Assessable
 - Sanitary Sewer \$217,400 Assessable
 - Water System \$292,000 Assessable
 - Storm Sewer \$338,733 Non-Assessable
 - Burr Oak Pond \$ 15,500 Non-Assessable

- Total Assessable Cost \$346,211.58



Funding Summary

Base Project Area

- Bonding Summary
 - Construction \$1,359,000
 - Engineering \$ 328,100
 - Financing, Admin, Etc. \$ 157,900
 - Approximate Total → \$1,845,000**

- Below CIP Budgeted Amount (\$1.98 Million)



Assessment Calculations

Base Project Area

- City’s Special Assessment Policy
 - Assessable Costs
 - Street Improvements – 30% Assessable
 - Water and Sanitary Improvements – 30% Assessable
 - Council chose to reduce assessments to 20% of total project costs. *Reduces above from 30% to 25.8%.*
 - Non-Assessable Costs
 - Storm Sewer Improvements – 100% City Cost
 - Corner Lot Reduction – 100% front footage, 50% side footage



Estimated Final Assessments

(Base Project – Grove St, Walnut St, N Burr Oak St)

Example 100’-wide lot w/ sanitary and water improvements

Previous Assessment (Prior to Bid Opening)	Updated Assessment (Bid Pricing)
\$12,460	\$11,150 (~11% Decrease)

- Detailed assessment role available for inspection
- Includes:
 - Street, Sanitary Sewer, Watermain (and services)
- Does Not Include:
 - Storm Sewer, Utility Re-Routing



Assessment Payment

- Assessment Terms
 - Prepayment
 - Full Payment by 11/~~30~~¹⁵/19 – no interest
 - Partial Payment by 11/~~30~~¹⁵/19 – remainder goes on 2020 taxes with interest
 - Certified to 2020 Taxes
 - 10 Years, 3.5% interest



Base Project Area

- Questions/Comments
 - Grove Street
 - N Burr Oak Street
 - Walnut Street

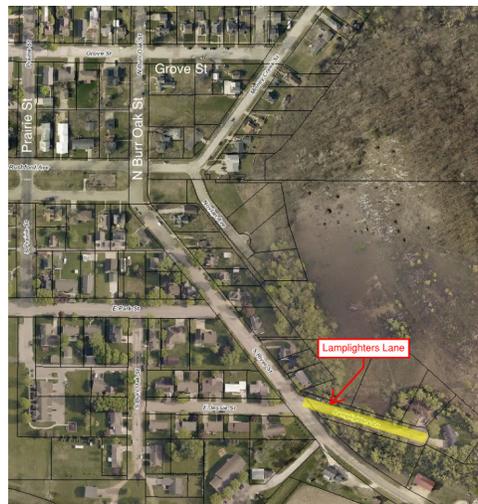


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Lamplighters Lane

- Street Improvements
 - Reclaim, Grade & Repave
 - Trench Drain
- No Utility Improvements



Funding Summary

Lamplighters Lane

- Capital Projects Fund (Cash)
 - Construction \$ 76,300
 - Engineering \$ 15,000
 - Contingency \$ 3,700
- Budget Total \$ 95,000**

Total Amount Assessed \$6,757.44



Assessment Calculations

Lamplighters Lane

- City's Special Assessment Policy
 - Assessable Costs
 - Street Improvements – 30% Assessable
 - Council chose to Reduce above from 30% to 25.8%.
 - Calculated by the "Area Method" (odd shaped lots)



Estimated Final Assessments (Lamplighters Lane)

Previous Assessment (Prior to Bid Opening)	Updated Assessment (Bid Pricing)
\$2,835 – \$4,185	\$2,730 - \$4,025 (~4% Decrease)

- Detailed assessment role available for inspection



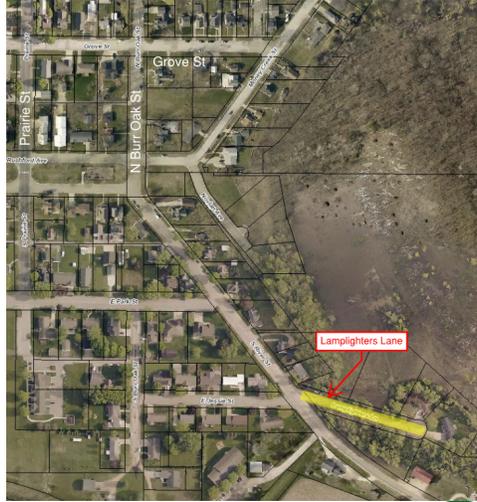
Assessment Payment

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 - 10 Years, 3.5% interest



Lamplighters Lane

- Questions/Comments



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Resolutions

- Resolution Adopting Assessments
- 2 Sets of Resolutions (Base Project & Lamplighters Ln)



Upcoming Schedule

Hold Assessment Hearing (Resolution Approving Final Assessment Roll)	3/25/19
City Council – Accept Low Bid and Award Contract	4/8/19
Neighborhood Meeting (#4)	4/17/19
Begin Construction	May 2019
Substantial Completion (Construction)	September 13, 2019
Final Completion (Construction)	June 19, 2020



Questions?

