



MAPLE PLAIN

EST. 1868 INC. 1912

**Public Gathering – 2018 Street & Utility Improvements
September 25, 2018**

Agenda



- ❑ Welcome
- ❑ Project Update
- ❑ Project Costs
- ❑ Special Benefit Analysis
- ❑ Review Interest Rates, Terms of Assessment, and Proposed Assessment Roll
- ❑ Questions

Project Update

- Delays due to rains
- Week of Sept. 24 – Howard Avenue
 - ▣ Watermain
 - ▣ Services
 - ▣ Storm Sewer
- Move to Independence for utilities
- Street work following



Project Costs

Item	Amount
Sanitary Sewer Improvements	\$230,000
Water Main Improvements	\$335,000
Storm Sewer Improvements	\$225,000
Street Improvements	\$954,000
Total Project Costs	\$1,744,000

City Formula

- City Formula – Distributes project costs on a Parcel and Front Foot basis.
 - Sanitary Sewer – $(\$230,000 / 38 \text{ parcels}) \times 35\%$ assessed = \$2,118.42 per parcel
 - Water Main – $(\$335,000 / 34 \text{ parcels}) \times 35\%$ assessed = \$3,448.53 per parcel
 - Storm Sewer – $(\$225,000 / 4,029.9 \text{ feet}) \times 35\%$ assessed = \$19.54 per adjusted frontage
 - Street – $(\$954,000 / 4,029.9 \text{ feet}) \times 35\%$ assessed = \$82.86 per adjusted frontage
- Formula above shows costs being split – 35% Property Owner and 65% City.

City Formula

- Example Calculation – 1706 Howard Avenue
 - ▣ 99' of footage, 1 parcel for sewer/water
 - ▣ Sanitary Sewer = 1 x \$2,118.42 per parcel
 - ▣ Water Main – 1 x \$3,448.53 per parcel
 - ▣ Storm Sewer – 99' x \$19.54 per ft = \$1,934.46
 - ▣ Street - 99' x \$82.86 per ft = \$8,203.14
 - ▣ Total = \$15,704.55

Special Benefit Analysis



- Independent appraiser performed a Special Benefit Analysis on 6 properties this summer.
- The result of the Special Benefit Analysis was:
 - ▣ \$15,000 benefit
 - ▣ \$20,000 benefit
- Staff compared these values to those calculated by the City's formula and the applicable downward adjustments were made in the preliminary assessment roll.

Special Benefit Analysis Adjustment



- Example Calculation – 1706 Howard Avenue
- Total Assessment with adjustment
 - Total = \$15,704.55 - \$704.55 = \$15,000
- So amount listed on the Preliminary Assessment Roll is \$15,000.
- The formula calculation on some properties was less than the \$15,000 or \$20,000 Special Benefit Analysis, so no adjustment was done on those properties.

Proposed Assessments

Property Owner	House #	Street Address	Parcel (Utility)	Adjusted Frontage	12-2017 Feas. Rpt. - Est. Total Assessment (35%)	Estimated Preliminary Assessment (35%) - Note (1)	Special Benefit Analysis & Utility Adjust	Preliminary Assessment Roll
GREGORY A DAHLAGER	1785	HOWARD AVE	1	99.4	\$18,098	\$ 15,745.51		\$ 15,745.51
MARCENE E SHAFFER	1769	HOWARD AVE	1	99.0	\$18,052	\$ 15,704.55		\$ 15,704.55
J D FERRIL & W J FERRIL	1755	HOWARD AVE	1	99.0	\$18,052	\$ 15,704.55		\$ 15,704.55
J & B HEINZER	1739	HOWARD AVE	1	99.0	\$18,052	\$ 15,704.55		\$ 15,704.55
J A DOUGHTY & J M DOUGHTY	1725	HOWARD AVE	1	99.0	\$18,052	\$ 15,704.55		\$ 15,704.55
CAROL ANN QUAST	1709	HOWARD AVE	1	99.0	\$18,052	\$ 15,704.55		\$ 15,704.55
M E & S W BETZ	1701	HOWARD AVE	1	66.0	\$14,251	\$ 12,325.35		\$ 12,325.35
BRYAN R & JOLLEEN K SWENSON	1685	HOWARD AVE	1	99.0	\$18,052	\$ 15,704.55	\$ (704.55)	\$ 15,000.00
M ANDERSON & P ANDERSON	1784	HOWARD AVE (5)	1	74.0	\$8,524	\$ 13,144.55		\$ 13,144.55
JOHN G OMAN ETAL	1774	HOWARD AVE	1	75.0	\$15,287	\$ 13,246.95		\$ 13,246.95
GERALD M ESNOUGH	1764	HOWARD AVE	1	74.0	\$15,172	\$ 13,144.55		\$ 13,144.55
LARRY HANKE/ROBERTA ROTT TRS	1754	HOWARD AVE	1	75.0	\$15,287	\$ 13,246.95		\$ 13,246.95
C J DOYLE & J VESEL	1740	HOWARD AVE (4)	1	99.0	\$18,052	\$ 15,704.55		\$ 15,704.55
NATHAN SCOTT & KAREN SCOTT	1730	HOWARD AVE	1	66.0	\$14,251	\$ 12,325.35		\$ 12,325.35
JAMES D & ANN M BROWN	1718	HOWARD AVE	1	66.0	\$14,251	\$ 12,325.35		\$ 12,325.35
RAYMOND J CEBULLA ETAL	1706	HOWARD AVE	1	99.0	\$18,052	\$ 15,704.55	\$ (704.55)	\$ 15,000.00
S J & C GOSEWISCH	1690	HOWARD AVE	1	132.0	\$21,853	\$ 19,083.75	\$ (4,083.75)	\$ 15,000.00
ROBERT J WENZ	4869	INDEPENDENCE ST (3)	1	80.0	\$15,863	\$ 13,758.95		\$ 13,758.95
ARDIS N EVAVOLD	1649	BAKER PARK RD	1	191.5	\$28,707	\$ 21,728.02	\$ (1,728.02)	\$ 20,000.00
D HALLING & N HALLING	4829	INDEPENDENCE ST	1	80.0	\$15,863	\$ 13,758.95		\$ 13,758.95
ROBERT A OVSHAK ETAL	1669	BAKER PARK RD	1	169.7	\$26,196	\$ 19,495.70	\$ (4,495.70)	\$ 15,000.00

Proposed Assessments

Property Owner	House #	Street Address	Parcel (Utility)	Adjusted Frontage	12-2017 Feas. Rpt. - Est. Total Assessment (35%)	Estimated Preliminary Assessment (35%) - Note (1)	Special Benefit Analysis & Utility Adjust	Preliminary Assessment Roll
RUSSELL C & BARBARA A JERDE	4845	INDEPENDENCE ST (3)	1	73.0	\$15,057	\$ 13,042.15		\$ 13,042.15
RUSSELL C JERDE ETAL	4845	INDEPENDENCE ST (4)	1	87.0	\$16,670	\$ 14,475.75		\$ 14,475.75
ALICE MCPHERSON	4890	MAIN ST E	1	80.0	\$15,863	\$ 13,758.95		\$ 13,758.95
M J JONES & J J CARLSON	4905	INDEPENDENCE ST	1	80.0	\$15,863	\$ 13,758.95		\$ 13,758.95
GRANT ARVESON	1644	HOWARD AVE	1	82.5	\$16,151	\$ 14,014.95		\$ 14,014.95
N L & H V HALBERG	1634	HOWARD AVE	1	82.5	\$16,151	\$ 14,014.95		\$ 14,014.95
J J SHELP & M L SHELP	1666	HOWARD AVE (4)	1	162.8	\$25,401	\$ 22,237.36	\$ (2,237.36)	\$ 20,000.00
MARGARET ANDERSEN	4944	MAIN ST E	1	165.0	\$25,654	\$ 19,014.42		\$ 19,014.42
JAMES M H PEDERSON ET AL	4970	MAIN ST E	1	198.0	\$29,456	\$ 22,393.62	\$ (7,393.62)	\$ 15,000.00
NICOLE J LEA	4900	INDEPENDENCE ST (3)	0	120.0	\$13,823	\$ 12,288.00		\$ 12,288.00
K K IVERSON & J A IVERSON	1668	PERKINS LA	1	100.5	\$18,225	\$ 15,858.15		\$ 15,858.15
IURIE IVANOV/TATIANA IVANOV	4880	INDEPENDENCE ST	1	113.0	\$19,665	\$ 17,138.15		\$ 17,138.15
JANET K MCFARLIN	4850	INDEPENDENCE ST	1	113.0	\$19,665	\$ 17,138.15		\$ 17,138.15
CHARLES L RUUD/DONNA M RUUD	4848	INDEPENDENCE ST	1	116.0	\$20,010	\$ 17,445.35		\$ 17,445.35
DENISE MARIE SWEET	4919	INDEPENDENCE ST	1	114.5	\$19,837	\$ 17,291.75		\$ 17,291.75
R A LAFAVOR/R LAFAVOR TRUSTS	4881	INDEPENDENCE ST	1	70.5	\$14,769	\$ 12,786.15		\$ 12,786.15
D C STREETER & J STREETER	1645	HOWARD AVE	1	132.0	\$21,853	\$ 19,083.75		\$ 19,083.75
DON R JOHNSON	1669	HOWARD AVE	1	99.0	\$18,052	\$ 15,704.55		\$ 15,704.55
Totals			38	4029.9	\$ 710,184.65	\$ 610,411.43		\$ 589,063.88

Interest Rates and Terms of Assessment



- Interest Rate = 4.75%
- Terms of Assessment
 - 20-years
 - Can pay off the assessment within 30 days after the Council adopts the roll with no interest
 - Assessment roll sent to County by November 30, 2018
 - Staff updates the County in late December/Early January of any payments
 - 1st payment due in 2019
- Date for Assessment Hearing – October 22, 2018

Questions

- Public Questions:
 - ▣ Participation Encouraged
 - ▣ Staff will respond to comments and questions.
 - ▣ Council Members present at Public Gathering will listen to Public Questions/Comments but will not respond directly to the Public at this meeting.

