

2022 PAVEMENT MANAGEMENT PROGRAM ASSESSMENT HEARING INFORMATIONAL MEETING

Carleda Way Area Improvements (City Project No. 2016-09F)

*Steve Dodge, Assistant City Engineer
August 30, 2022*



CITY OF
INVER GROVE
HEIGHTS

ENGINEERING DIVISION

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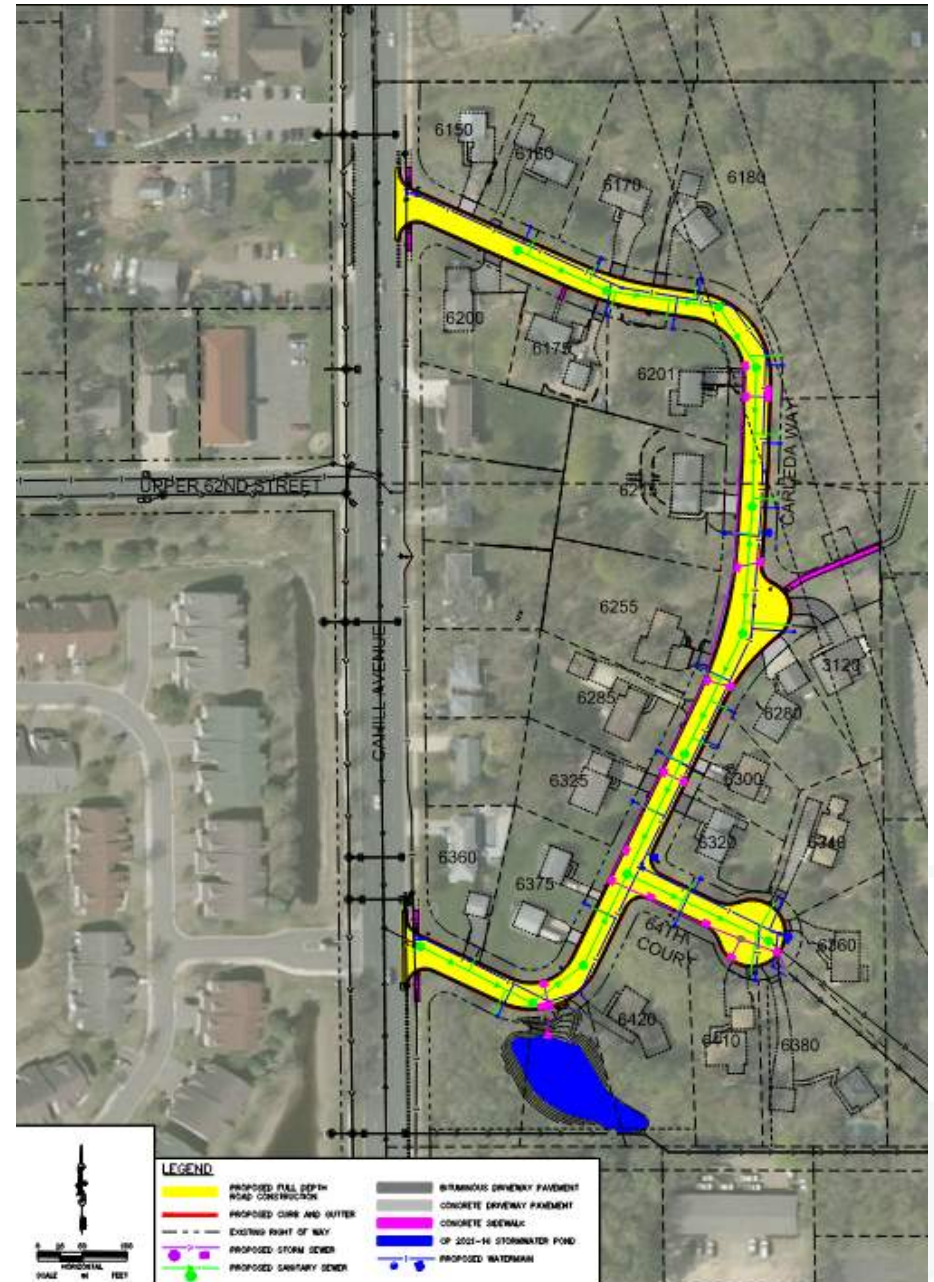
Project Overview

- **Carleda Area Improvements**

- Feasibility study ordered November 2020
- Public Improvement Hearing April 2021
- Spring/Summer 2022 - Construction
- Construction substantially completed August 2022

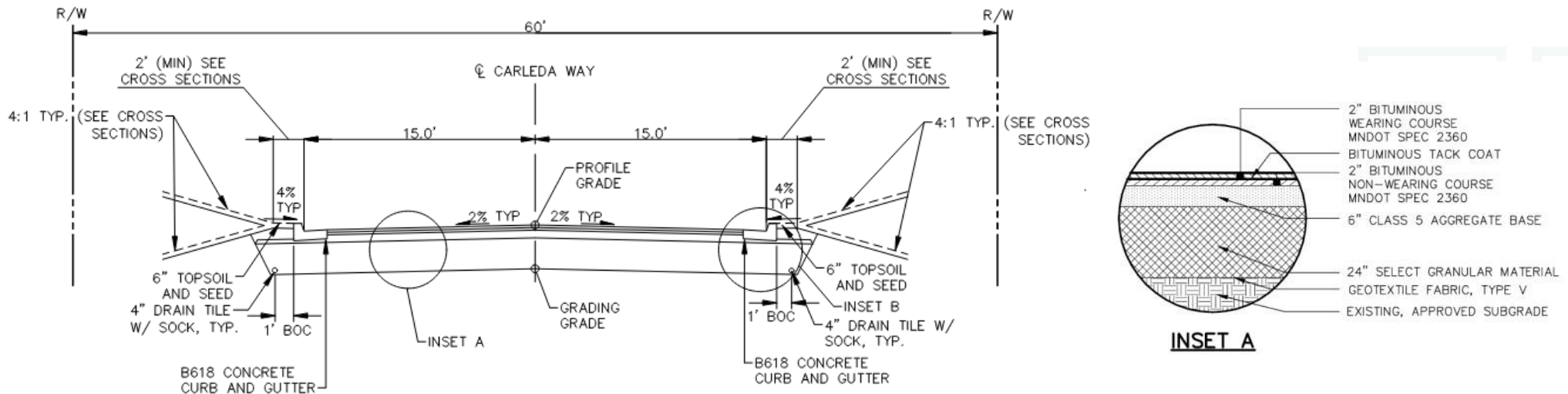
- **Cahill Trunk Drainage Improvements**

- Separate stormwater pond project to mitigate 64th Court flooding
- Not assessed



Proposed Improvements

- Full sanitary sewer, storm sewer, and watermain replacement
- Full street reconstruction of Carleda Way, 63rd Street, and 64th Court
- New concrete curb and gutter
- 63rd Court modifications (remove street and placed sidewalk)
- Trunk stormwater pond construction on south end of project (CP 2021-16)



Construction Status Update

- Construction substantially completed in August
- Establishment of turf, final lift of asphalt, and final cleanup work remaining
- Driveway and curb and gutter repair work to be completed by Contractor prior to final paving
- We appreciate your cooperation and patience this summer!

Final Project Cost, Funding and Assessment Policy

Improvement Type	Cost	Funding Source
Street & Storm Improvements	\$1,076,570	\$763,747 (PMP) 312,823 (Assessments)
Watermain Improvements	\$395,742	\$395,742 (Water Fund)
Sanitary Sewer Improvements	\$249,567	\$249,567 (Sewer Fund)
*Total Project Costs	\$1,771,879	

- Project funding through a combination of Pavement Management Program (PMP) Funds and Assessments
- City assessment policy based on single family lots assessed per parcel
- Reconstruction projects assessed 35% to benefitting property owners per policy
- Assessment Cap Reduces Assessable Amount to 29%
- New curb is 100% assessed

*Total Costs Includes \$50K Contingency to complete project

Assessment Map and Final Assessment Amount

City Policy Assessment Amounts:

Single Family Lots - \$14,298.04
(\$16,531.64 preliminary)

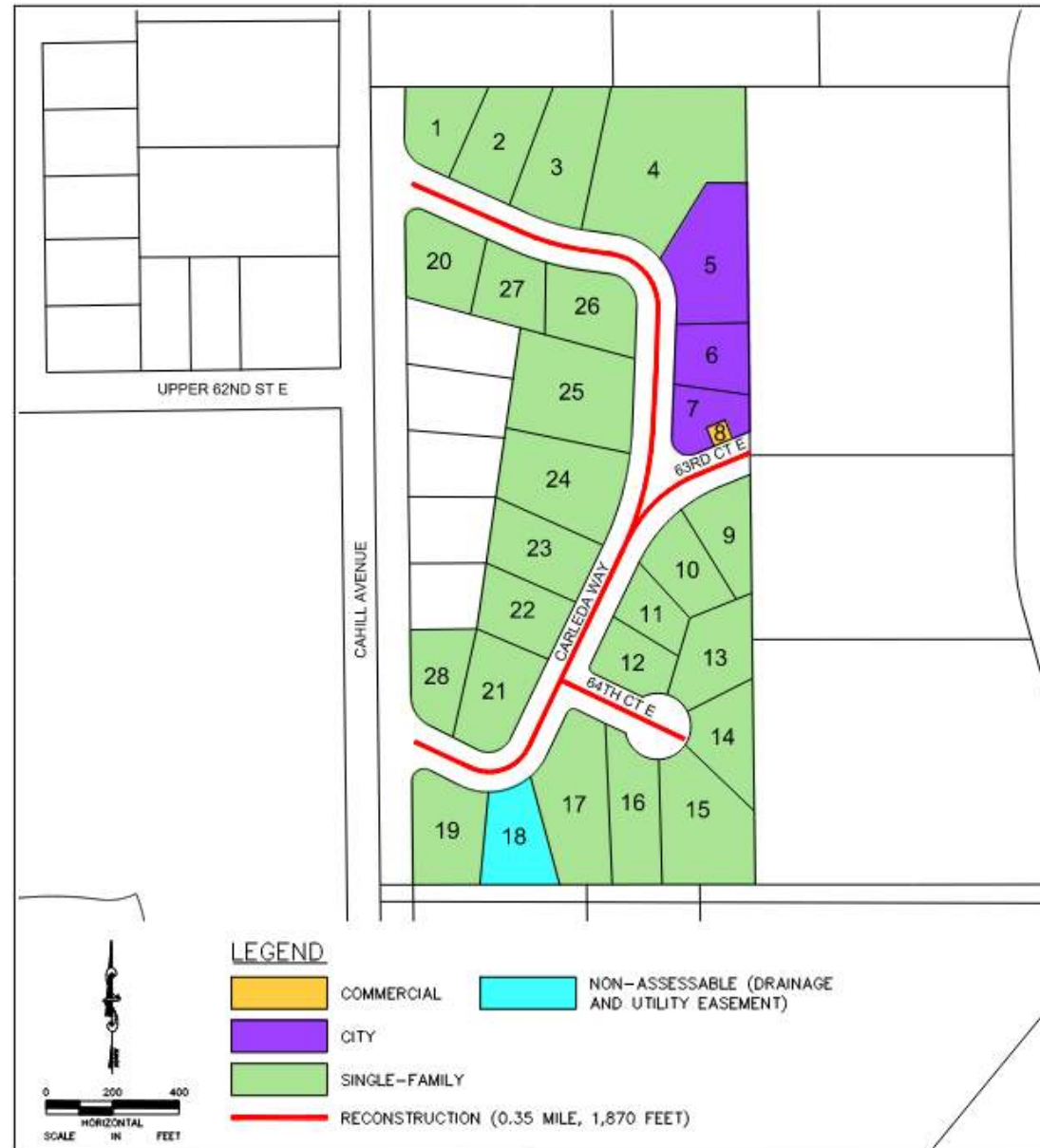
Commercial Property- \$8,402.70
(\$9,851.17 preliminary)

City Lots up to \$29,602.72
(up to \$34,705.69 preliminary)

Single-Family Parcel Preliminary Special

Benefit Assessment Cap Amount- \$9,600

- Independent appraiser special benefit analysis
- Proposed assessment amount based on lower of cap and policy amount



Payment of Assessment

Assessment Payments

- 30-days to pay in full once levied or payments due with 2023 taxes
- 4.30% Assessment Rate (proposed, per policy)
- Interest accrues from date of levy or as otherwise guided by Council
- 10-Year Term (proposed, per policy)

Deferred Assessments (Income-Based)

- 65 years or older
- Active Military
- 100% Disability

Project Schedule

Begin Construction

April 2022

Construction Substantial Completion

August 2022

Assessment Hearing Informational Meeting

August 30, 2022

Assessment Hearing

September 12, 2022

Construction Completion

by September 30, 2022

(turf establishment/final wear course)

Questions?

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