



OPEN COUNCIL WORK SESSION

MUNICIPAL CENTER COUNCIL CHAMBERS
1616 HUMBOLDT AVENUE, WEST ST. PAUL, MN 55118
MONDAY, FEBRUARY 27, 2023
5:30PM

1. Welcome and Note Attendance

2. Agenda Item(s)
 - A. 2023 Mill and Overlay Project Assessments

Documents:

[OCWS ITEM - MILL AND OVERLAY PROJECT 23-3 ASSESSMENTS.PDF](#)
[ATTACHMENT - 2023 MILL OVERLAY ASSESSMENTS PP 021323.PDF](#)

- B. Overview of Laws, Practices, and Procedures from City Attorney Whitmore

3. Regular Meeting Consent Agenda Review

4. Adjourn

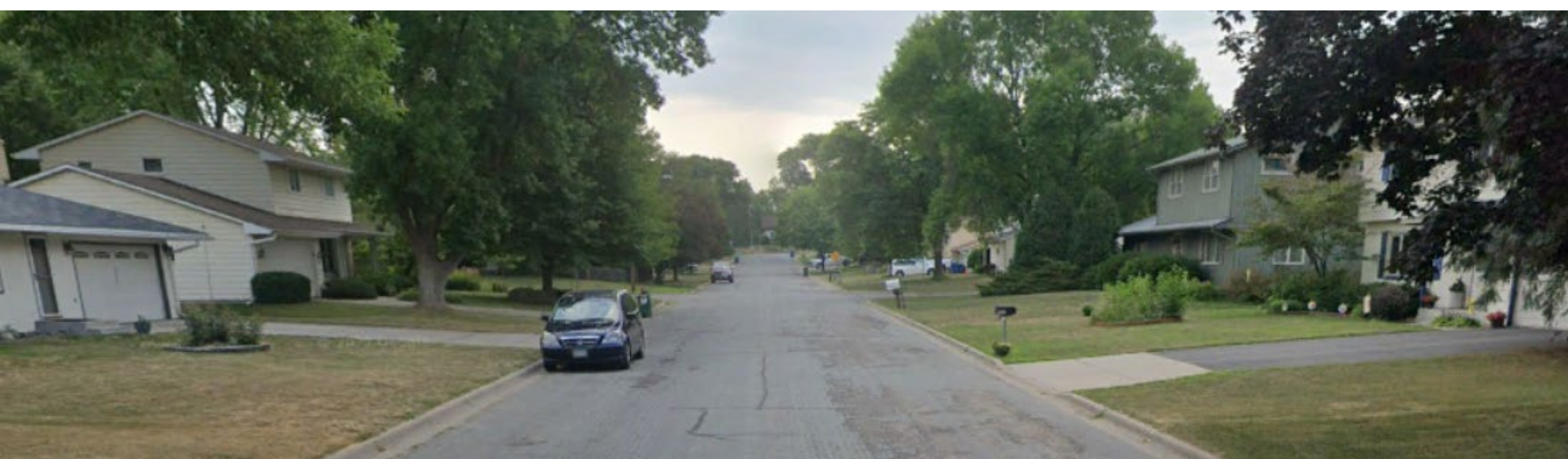
If you need an accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4108 or email ADA@wspmn.gov at least 5 business days prior to the meeting.

Si usted desea que alguna parte del paquete de esta agenda sea traducida al Español, por favor solicítelo al social@wspmn.gov.

www.wspmn.gov EOE/AA

Subject: Mill & Overlay Project Assessments

Meeting Date: February 27, 2023	
Submitted/Presented by/Department: Ross Beckwith/City Engineer	
Action Type	
<input type="checkbox"/> Consent Item	<input checked="" type="checkbox"/> Discussion/Direction
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Informational Only
<input type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input type="checkbox"/> Resolution	<input type="checkbox"/> Other:
Action	
N/A	
Background	
See PowerPoint	
Attachments	
PowerPoint	
Previous Relevant Actions	
Alternatives	
Financial	
Budgeted: <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Financial Impact
Fund:	
Department:	
Account:	
Amount:	



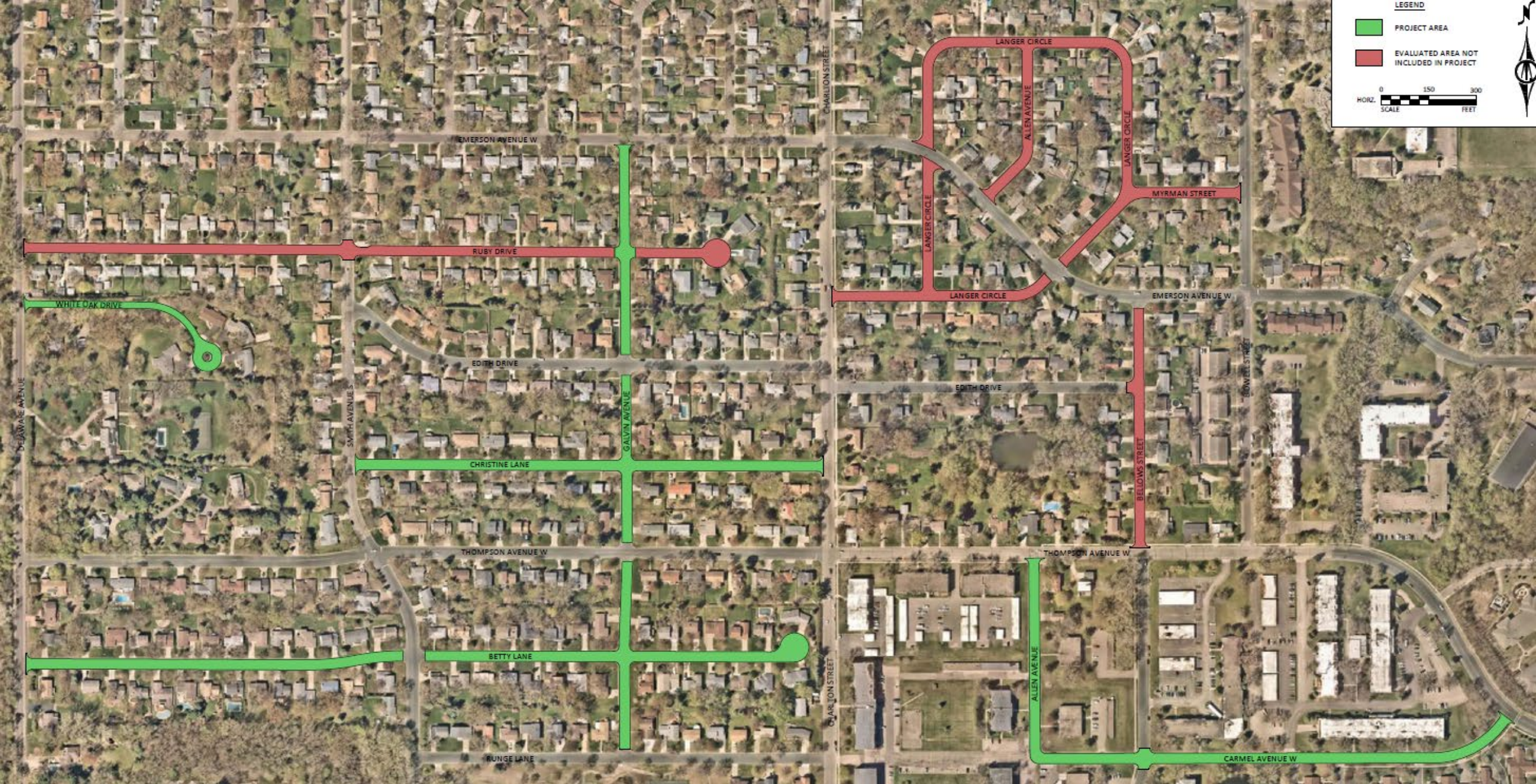
2023 Mill & Overlay Project - Assessments

City Project 23-3

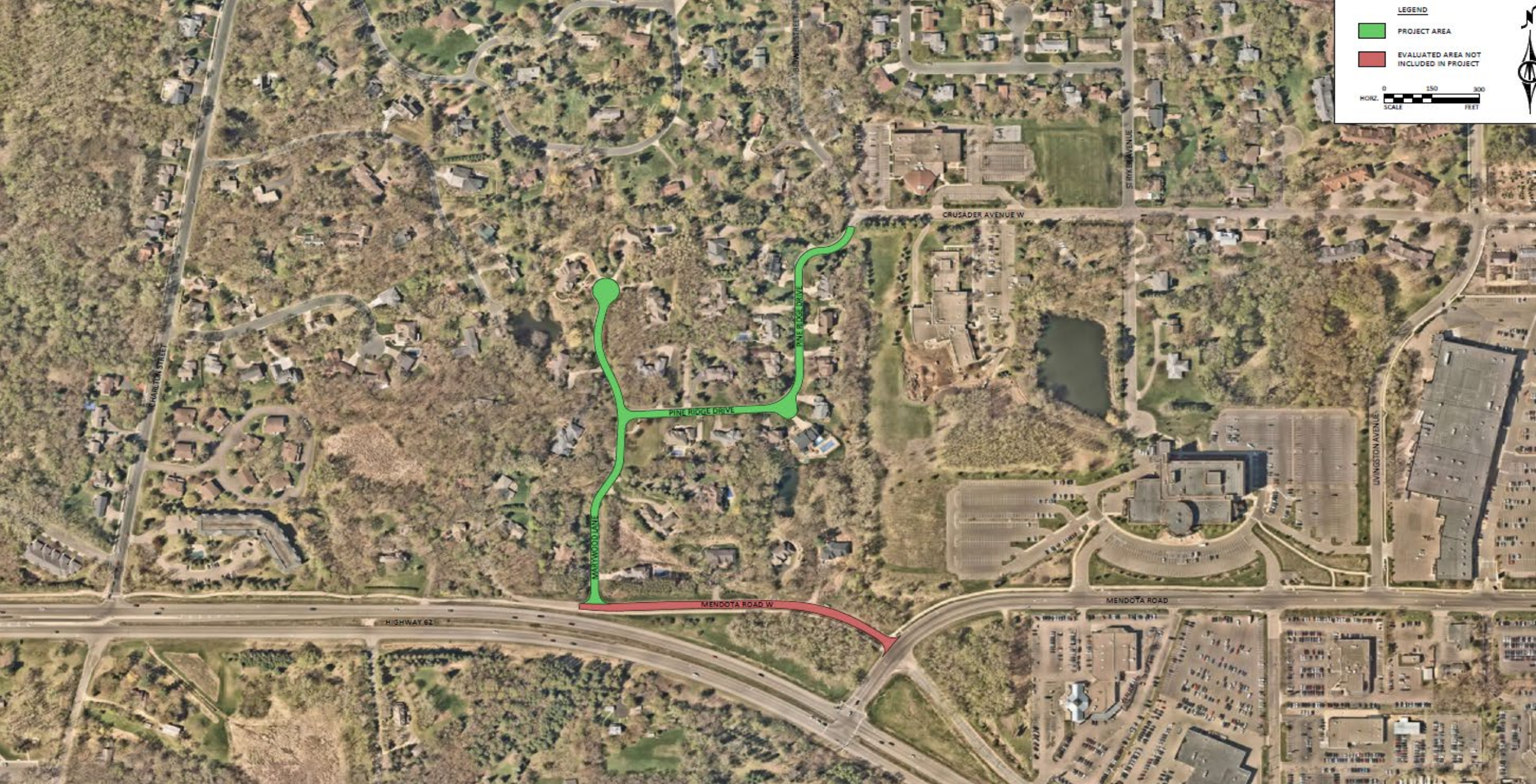


..... Topics for Discussion

1. Should assessments be calculated based on the entire project as a whole, or divided by neighborhood ?
2. Move Assessment Hearing to April, 2023 instead of October, 2023 ?



NORTH AREA



LEGEND

- PROJECT AREA
- EVALUATED AREA NOT INCLUDED IN PROJECT

0 150 300
HORZ. SCALE FEET

SOUTH AREA

Estimated Assessments – At the Public Hearing 11/14/22

- Single Family Lot \$2,229.30 per lot
- Townhomes \$275.81 per unit
- Commercial/Apts. \$17.68 per foot

Actual Assessments – Option 1

Based on low bid – Assessing as one project

- Single Family Lot \$1,951.45 per lot
- Townhomes \$241.49 per unit
- Commercial/Apts. \$15.48 per foot

Actual Assessments – Option 2

Based on low bid – Dividing the project into North and South areas

- Single Family Lot – North \$1,738.11 per lot
- Single Family Lot – South \$2,238.94 per lot
- Townhomes – North Only \$241.02 per unit
- Commercial/Apts. – North Only \$15.45 per foot

.....

Project Costs/ Funding

Funding Source	Cost (bid prices + admin)
Neighborhood Streets Fund	\$ 555,673.50
Assessments (35%)	\$ 297,881.88
Stormwater Fund	\$ 13,225.00
Sewer Fund	\$ 33,810.00
Total Funding	\$ 900,590.38

Budget is \$1,150,000

Reasons to hold Assessment Hearing in April, 2023

- Low risk type of project
 - ✓ The fear of the unknown/underground does not exist on a mill & overlay
 - ✓ Quantity changes will be minimal
 - ✓ Final costs should closely match the low bid
- Allow property owners more time to pay assessment in full with no interest
 - ✓ Pay between late April, 2023 and October 1, 2023 interest free
 - ✓ Typically only 30 days interest free
- Allows Finance Department more time to file with Dakota County (strict deadline)
 - ✓ One less assessment to process quickly at the end of the year

Next Steps

- Hire design consultant ✓
- Notify potentially impacted properties ✓
- Core pavement ✓
- Feasibility Report with Estimated Assessments ✓
- Public Informational Meeting: October 26, 2022 ✓
- Public Improvement Hearing/Order Plans and Specifications: Nov. 14, 2022 ✓
- Final Plans: December, 2022 ✓
- Bidding: ~~February~~ January, 2023 ✓
- Assessment Hearing: ~~October~~ April 17, 2023
- Construction: Summer, 2023

..... Council Action

1. How the properties should be assessed ?
 - Option 1 (all the same) or 2 (north and south areas)

2. Date of Assessment Hearing ?
 - April 17, 2023 or October 9, 2023