



## Request for City Council Committee Action From the Department of Public Works

**Date:** October 25, 2011

**To:** Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

**Subject:** **Establish 2012 Street Construction, Street Renovation, Street Resurfacing, and Alley Resurfacing Uniform Assessment Rates**

**Recommendation:**

- A. Passage of a Resolution establishing the 2012 street construction, street renovation, street resurfacing and alley resurfacing Uniform Assessment Rates.

**Prepared by:** Greg Schroeder, P.E. Principal Professional Engineer, 673-3718  
Don Elwood, P.E., Director, Transportation Planning & Engineering 673-3622

**Approved by:**

---

Steven A. Kotke, P.E., City Engineer, Director of Public Works

**Presenters:** Greg Schroeder, P.E. Principal Professional Engineer, 673-3718  
Suzette R. Hjernstad, RE Investigator II, 673-2401

**Reviews:**

Permanent Review Committee (PRC)	Not applicable
Civil Rights Affirmative Action Plan	Not applicable
Policy review Group (PRG)	Not applicable

**Financial Impact:**

Action is within current department budget

**Community Impact:**

Neighborhood Notification: n/a  
Neighborhood Meetings: n/a  
City Goals: Maintain the physical infrastructure to ensure a healthy, vital and safe city  
Comprehensive Plan: Not Applicable  
Zoning Code: Not Applicable

**Background**

The City Council establishes yearly Uniform Assessment Rates (UAR) for Street Construction, Renovation, Resurfacing, and Alley Resurfacing projects. A UAR is established rather than using costs specific to each project because one project area might be more costly because of poor weather during construction or poor soil conditions or other conditions. Previously, rates were established in a January/February timeframe. Public Works is recommending adoption of these at an earlier date to improve the information we are able to share during the community involvement process for projects.

The City Council adopted policy is to assess 25% of the project cost to benefiting property owners. This goal is being met in the residential property category. Public Works is recommending an 8% rate increase to non-residential properties in order to close the gap between the assessment rate and the 25% goal.

**Proposed 2012 UAR**

Public Works is proposing the following 2012 Uniform Assessment Rates.

**Table 1 Proposed 2012 Uniform Assessment Rates**

Improvement Category	Benefited Parcel Category	2012		2011	
		Proposed Rate per sq ft	25% Assessment Rate	Approved Rate per sq ft	25% Assessment Rate
<b>Construction</b>	Non-Residential	<b>\$2.21</b>	\$2.48	\$2.05	\$2.32
<b>Construction</b>	Residential	<b>\$0.77</b>	\$0.77	\$0.77	\$0.77
<b>Renovation</b>	Non-Residential	<b>\$1.11</b>	\$1.24	\$1.03	\$1.16
<b>Renovation</b>	Residential	<b>\$0.39</b>	\$0.39	\$0.39	\$0.39
<b>Resurfacing</b>	Non-Residential	<b>\$0.56</b>	\$0.62	\$0.52	\$0.58
<b>Resurfacing</b>	Residential	<b>\$0.20</b>	\$0.20	\$0.20	0.20
<b>Alley Resurfacing</b>	Non-Residential				
	Residential	<b>\$0.065</b>	\$0.065	\$0.065	\$0.065

Attachment #1 Potential assessments for average City lot

Cc: Jack Qvale, Secretary, Board of Estimate and Taxation

## ATTACHMENT #1

### Potential Assessment for Average City Lot

The potential assessments for an average size lot (40' x 125' or 5,000 sq ft) using the proposed 2012 uniform assessment rate are:

	<u>Non-Residential</u>	<u>Residential</u>
Construction (Assessed over 20 yrs)	@ \$2.21/ sq ft = \$11,050	@ \$.77/sq ft = \$3,850
Renovation (Assessed over 10 yr)	@ \$1.11sq ft = \$5,550	@ \$.39/sq ft = \$1,950
Resurfacing (Assessed over 5 yr)	@ \$.56/sq ft = \$2,800	@ \$.20/sq ft = \$1,000
Alley Resurfacing (Assessed over 5 yr)	@ \$.065/sq ft = \$325	@ \$.065/sq ft = \$325

#### **Definitions:**

Construction: street paving, curb and gutter and other street paving related improvements.

Renovation: mill and overlay of street surface and selected curb and gutter and street construction as needed.

Resurfacing: mill and overlay of street/alley surface only.

Alley Resurfacing: mill and overlay of the alley surface.