

## MEMORANDUM

TO: Honorable Mayor and City Council  
Neil Jensen, City Administrator

FROM: Bill Angerman, P.E.  
Consulting City Engineer

DATE: June 28, 2022

RE: 2022 Bluff Drive Wear Course Paving

On June 7, 2022, the City Council reviewed the two (2) bids that were received for the above-referenced project. The low bid was submitted by Rochester Sand & Gravel, of Rochester, MN. That evening, the Council passed two resolutions that called for a public hearing on the project special assessments and set the amount of the assessment.

On July 5, 2022, the Council will host a public hearing on the special assessments. After listening to the public's comments, the Council will need to act on two resolutions included in the packet.

The first resolution is adopting the assessment. The total assessment amount is \$108,555. The adjacent 15 parcels will be assessed \$7,237. If the property owners pay the assessment in full prior to August 5, 2022, no interest will be charged. After August 5, 2022, interest will be charged. If the property owner does not pay the assessment prior to November 15, 2022, the assessment will be certified to the County Auditor and will appear on the property taxes for the parcel. The assessment is payable over 10 years at 5% interest.

If the first resolution is passed by the Council, a second resolution awarding the project to Rochester Sand & Gravel is proposed. We would recommend awarding the project to Rochester Sand & Gravel in the amount of \$87,553.25.

# Bluff Drive Wear Course Paving

Final Assessment Hearing

July 5, 2022  
Presenter: Bill Angerman, P.E.  
Cannon Falls, Minnesota

**whks**  
engineers + planners + land surveyors

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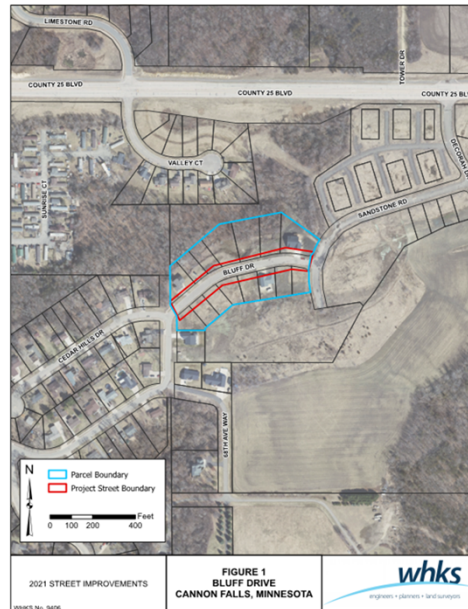
## Outline

- ▶ Project Area
- ▶ Improvements
- ▶ Costs
- ▶ Schedule
- ▶ Appeal Process (MN Statue 429)
- ▶ Public Comments

**whks**

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## Project Area



whks

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## Improvements

- ▶ Replace settled curbs
- ▶ Adjust manhole castings
- ▶ Place final layer of bituminous pavement (blacktop)
- ▶ Place concrete sidewalk on north side of street

whks

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## Costs

- ▶ Assessments to Property Owners
  - 100% of Total Project Costs
  - Total Project Costs \$108,555
  - Assessments
    - Assessment per lot \$7,237
    - 15 lots total
  - Senior Citizen, permanently disabled, and active military deferrals are available, contact City Hall
  - Prepayment without interest due August 5, 2022. Prepayment with interest due Nov. 15, 2022 or assessment will appear on 2023 taxes with a proposed interest rate of 5.0% for 10 years.

*whks*

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## Schedule

- |                            |              |
|----------------------------|--------------|
| ▶ Final Assessment Hearing | July 5, 2022 |
| ▶ Award Contract           | July 5, 2022 |
| ▶ Begin Construction       | August 2022  |
| ▶ Complete Construction    | Fall 2022    |

*whks*

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## Appeal Process (MN 429)

- ▶ Written objections considered at hearing by the City Council
- ▶ Within 30 days after adoption of the assessment an owner may appeal to the district court by serving a notice upon the mayor or clerk.
- ▶ Clerk shall furnish appellant a certified copy of objections filed in the assessment proceedings, assessment roll and all papers necessary to present the appeal.

*whks*

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## Appeal Process (MN 429)

- ▶ The court shall either affirm the assessment or set it aside and order a reassessment.
- ▶ If appellant does not prevail upon the appeal, the costs incurred shall be taxed by the court.
- ▶ All objections to the assessment shall be deemed waived unless presented on such appeal.

*whks*

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## Public Comments

Thank you!

*whks*