

Jesse Farrell, PE
Director of Public Works / City Engineer

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10A
The City of Vadnais Heights
800 East County Road E
Vadnais Heights, MN 55127

Memorandum:

TO: Mayor Krachmer and City Council Members

FROM: Jesse Farrell, Director of Public Works / City Engineer

DATE: February 21, 2023

RE: Public Improvement and Assessment Hearings for 2023-1 Street Improvements

Requested Council Action

Following receipt of public testimony and close of the Public Improvement and Assessment Hearings, staff recommends the adoption of the prepared Resolutions adopting the assessment roll as presented or as amended at the meeting for the 2023-1 Street Improvements and ordering the Project.

Background

This project consists of street and utility improvements on three streets as follows. Maps are attached which show these locations.

- Elmwood Street - Stockdale Road to Clover Avenue
- Alpine Avenue - County Road F to south limits
- Horizon Street - Alpine Avenue to Centerville Road

All of these streets serve residential properties and have been routinely maintained with crack sealing and pothole patching.

- The Feasibility Study for Improvement 2023-1 was ordered by City Council Resolution 22-10-132 at its October 18, 2022 City Council meeting
- The Feasibility Study is dated January 17, 2023.
- The Feasibility Study was approved by City Council Resolution 23-01-021 at the January 17, 2023 meeting.
- Residents and Property Owners were mailed invites dated October 24, 2022 for a project informational meeting held on November 2, 2022.
- Residents and Property Owners were mailed invites dated January 5, 2023 for an open house held on January 19, 2023. This Open House gave residents and property owners an opportunity to ask questions about the project, assessment methods and any aspect of the construction.
- Residents and Property Owners were mailed letters informing them of the Public Improvement Hearing and Assessment Hearing on January 20, 2023 for the Hearing date of February 21, 2023.
- Following the Public Hearings on February 21, 2023, it is expected that the Council will order the project and set the Assessments for the 2023-1 Street Improvements Project.
- The notice of assessment hearing was properly published in the Vadnais Heights Press on January 25, 2023 and February 1, 2023, and posted at City Hall.

In response to the mailings, I have had only a few calls or communications as of this writing. The questions centered on assessment costs and repayment options, sanitary sewer services, and potential improvements at Elmwood Park. One resident spoke with 27 other property owners / residents about ribbon curb. Nearly

Mayor Krachmer and City Council Members

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February 17, 2023

every response was against ribbon curb. Although there are long term benefits of ribbon curbing, a response this strong merits consideration. The proposed design has been modified and proposed special assessments were reduced a nominal amount of \$200 for each of the properties.

No one with a known financial has contacted me as of this writing.

The term for the length of the assessment is ten years. The proposed interest rate for the assessments is 6%.

It will also be appropriate to see if any formal objections are presented in writing at the Assessment Hearing.

As the project is being initiated by the City, a vote of at least 4-1 in favor of the project is required.

I will be in attendance at the February 21, 2023 City Council meeting to make the staff presentations and assist the City Council during the public hearings. Please contact me, if you have any questions prior to the meeting.

Finance Comments

Funding for this project is included in the 2023 Capital Improvement Plan (CIP) as shown below.

	<u>Current 2023 CIP</u>	<u>Proposed Funding</u>
Capital Improvements Fund (if necessary)	\$ 0	\$ 183,700
Street Department Parking Lots and Trails	\$ 200,000	\$ 200,000
Street Replacement Annual - Special Assessments	\$ 250,000	\$ 437,300
Street Replacement Annual - Franchise Fees	\$ 600,000	\$ 600,000
Utility enterprise funds	\$ 300,000	\$ 300,000
Total Estimated Funding	\$1,350,000	\$1,721,000

The final projected cost of \$1,721,000 includes a 10% reserve contingency. For City contributions beyond the budgeted amount, we propose to utilize additional Capital Improvement Funds and utility reserves, if necessary.

Attachments:

Location Map

Assessment Roll

Resolutions

0 4143

County Road F East

County Road F East



Path: X:\UZV\ADNA\1702354-prl\in-ds\in-rpts\Assessments\GIS\Maps\Assessment_Parcels_Horizon_Alpine.mxd

Assessed Parcels



3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110
PHONE: (651) 490-2000
FAX: (888) 908-8166
TF: (800) 325-2055
www.sehinc.com

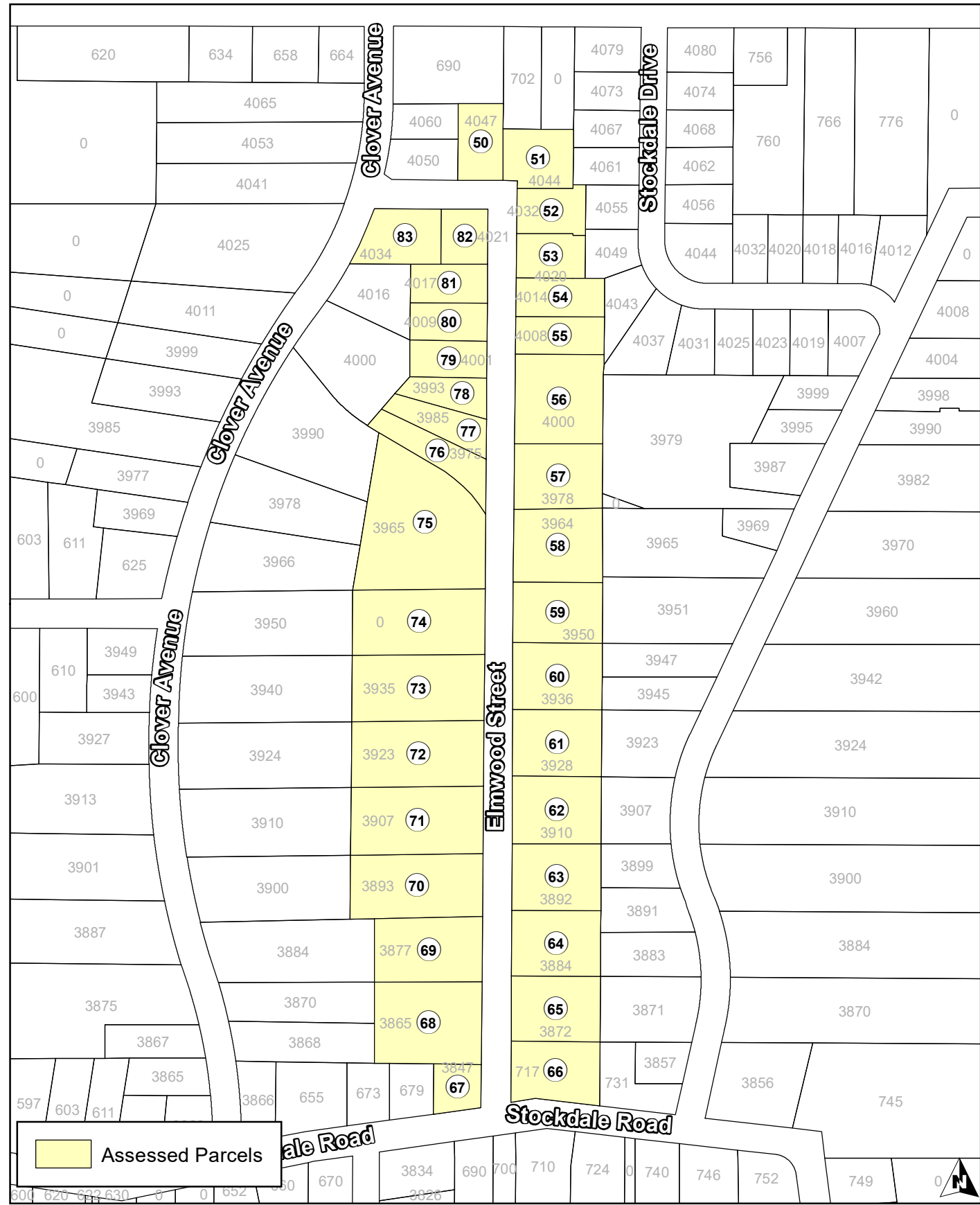
Project: VADNA 170235
Print Date: 12/14/2022
1 inch = 150 feet


ASSESSMENT MAP
2023 Street Improvements
Vadnais Heights, Minnesota

Figure
1

This map is neither a legally recorded map nor a survey map and is not intended to be used as one. This map is a compilation of records, information, and data gathered from various sources listed on this map and is to be used for reference purposes only. SEH does not warrant that the Geographic Information System (GIS) Data used to prepare this map are error free, and SEH does not represent that the GIS Data can be used for navigational, tracking, or any other purpose requiring exacting measurement of distance or direction or precision in the depiction of geographic features. The user of this map acknowledges that SEH shall not be liable for any damages which arise out of the user's access or use of data provided.

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Project: VADNA 170235
Print Date: 12/19/2022

1 inch = 300 feet

ASSESSMENT MAP

2023 Street Improvements Vadnais Heights, Minnesota

Figure
2

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2023 STREET IMPROVEMENTS
 RESIDENTIAL UNIT METHOD

OVERALL SUMMARY

TOTAL COST OF BITUMINOUS REPLACEMENT	\$1,721,200.00
TOTAL ASSESSABLE HOUSING UNITS	76
TOTAL ASSESSMENT PER HOUSING UNIT (ALPINE AVE. & HORIZON ST.)	\$5,375.00
TOTAL ASSESSMENT PER HOUSING UNIT (ELMWOOD ST.)	\$6,275.00
TOTAL AMOUNT ASSESSED	\$437,300.00

SUMMARY

		Percent of Total
TOTAL COST OF BITUMINOUS REPLACEMENT	\$1,721,200.00	
TOTAL CITY CONTRIBUTION	\$1,283,900.00	74.59%
TOTAL AMOUNT ASSESSED*	\$437,300.00	25.41%

ASSESSMENT BREAKDOWN

Unique ID	Address	P.I.N.	Assessable Housing Units	Assessment Rate	Proposed Assessment
1	4079 ALPINE AVE	283022210113	1	\$5,375.00	\$5,375.00
2	4075 ALPINE AVE	283022210111	1	\$5,375.00	\$5,375.00
3	4067 ALPINE AVE	283022210112	1	\$5,375.00	\$5,375.00
4	4063 ALPINE AVE	283022210110	1	\$5,375.00	\$5,375.00
5	4055 ALPINE AVE	283022210107	1	\$5,375.00	\$5,375.00
6	4051 ALPINE AVE	283022210097	1	\$5,375.00	\$5,375.00
7	4043 ALPINE AVE	283022210096	1	\$5,375.00	\$5,375.00
8	4039 ALPINE AVE	283022210072	1	\$5,375.00	\$5,375.00
9	4031 ALPINE AVE	283022210095	1	\$5,375.00	\$5,375.00
10	4027 ALPINE AVE	283022210088	1	\$5,375.00	\$5,375.00
11	4019 ALPINE AVE	283022210079	1	\$5,375.00	\$5,375.00
12	4015 ALPINE AVE	283022210078	1	\$5,375.00	\$5,375.00
13	4007 ALPINE AVE	283022210075	1	\$5,375.00	\$5,375.00
14	4003 ALPINE AVE	283022210080	1	\$5,375.00	\$5,375.00
15	3995 ALPINE AVE	283022210071	1	\$5,375.00	\$5,375.00
16	3991 ALPINE AVE	283022210069	1	\$5,375.00	\$5,375.00
17	4080 ALPINE AVE	283022210115	1	\$5,375.00	\$5,375.00
18	4076 ALPINE AVE	283022210114	1	\$5,375.00	\$5,375.00
19	4068 ALPINE AVE	283022210091	1	\$5,375.00	\$5,375.00
20	4064 ALPINE AVE	283022210101	1	\$5,375.00	\$5,375.00
21	4056 ALPINE AVE	283022210100	1	\$5,375.00	\$5,375.00
22	4052 ALPINE AVE	283022210099	1	\$5,375.00	\$5,375.00
23	4044 ALPINE AVE	283022210087	1	\$5,375.00	\$5,375.00
24	4040 ALPINE AVE	283022210086	1	\$5,375.00	\$5,375.00
25	4034 ALPINE AVE	283022210090	1	\$5,375.00	\$5,375.00
26	4030 ALPINE AVE	283022210081	1	\$5,375.00	\$5,375.00
27	4022 ALPINE AVE	283022210082	1	\$5,375.00	\$5,375.00
28	4018 ALPINE AVE	283022210089	1	\$5,375.00	\$5,375.00
29	973 HORIZON ST	283022210076	1	\$5,375.00	\$5,375.00
30	977 HORIZON ST	283022210083	1	\$5,375.00	\$5,375.00
31	985 HORIZON ST	283022210098	1	\$5,375.00	\$5,375.00
32	989 HORIZON ST	283022210106	1	\$5,375.00	\$5,375.00
33	997 HORIZON ST	283022210109	1	\$5,375.00	\$5,375.00
34	1001 HORIZON ST	283022210108	1	\$5,375.00	\$5,375.00
35	1015 HORIZON ST	283022210094	1	\$5,375.00	\$5,375.00
36	1019 HORIZON ST	283022210085	1	\$5,375.00	\$5,375.00

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TOTAL AMOUNT ASSESSED	\$437,300.00

SUMMARY

		Percent of Total
TOTAL COST OF BITUMINOUS REPLACEMENT	\$1,721,200.00	
TOTAL CITY CONTRIBUTION	\$1,283,900.00	74.59%
TOTAL AMOUNT ASSESSED*	\$437,300.00	25.41%

ASSESSMENT BREAKDOWN

Unique ID	Address	P.I.N.	Assessable Housing Units	Assessment Rate	Proposed Assessment
37	972 HORIZON ST	283022210073	1	\$5,375.00	\$5,375.00
38	976 HORIZON ST	283022210084	1	\$5,375.00	\$5,375.00
39	984 HORIZON ST	283022210092	1	\$5,375.00	\$5,375.00
40	988 HORIZON ST	283022210105	1	\$5,375.00	\$5,375.00
41	996 HORIZON ST	283022210093	1	\$5,375.00	\$5,375.00
42	1000 HORIZON ST	283022210104	1	\$5,375.00	\$5,375.00
43	1016 HORIZON ST	283022210103	1	\$5,375.00	\$5,375.00
44	1020 HORIZON ST	283022210102	1	\$5,375.00	\$5,375.00
50	4047 ELMWOOD ST	293022120004	1	\$6,275.00	\$6,275.00
51	4044 ELMWOOD ST	293022110067	1	\$6,275.00	\$6,275.00
52	4032 ELMWOOD ST	293022110066	1	\$6,275.00	\$6,275.00
53	4020 ELMWOOD ST	293022110060	1	\$6,275.00	\$6,275.00
54	4014 ELMWOOD ST	293022110061	1	\$6,275.00	\$6,275.00
55	4008 ELMWOOD ST	293022110071	1	\$6,275.00	\$6,275.00
56	4000 ELMWOOD ST	293022110072	1	\$6,275.00	\$6,275.00
57	3978 ELMWOOD ST	293022110013	1	\$6,275.00	\$6,275.00
58	3964 ELMWOOD ST	293022110073	1	\$6,275.00	\$6,275.00
59	3950 ELMWOOD ST	293022140028	1	\$6,275.00	\$6,275.00
60	3936 ELMWOOD ST	293022140002	1	\$6,275.00	\$6,275.00
61	3928 ELMWOOD ST	293022140003	1	\$6,275.00	\$6,275.00
62	3910 ELMWOOD ST	293022140004	1	\$6,275.00	\$6,275.00
63	3892 ELMWOOD ST	293022140005	0	\$0.00	\$0.00
64	3884 ELMWOOD ST	293022140006	1	\$6,275.00	\$6,275.00
65	3872 ELMWOOD ST	293022140007	1	\$6,275.00	\$6,275.00
66	717 STOCKDALE RD	293022140008	1	\$6,275.00	\$6,275.00
67	3847 ELMWOOD ST	293022130028	1	\$6,275.00	\$6,275.00
68	3865 ELMWOOD ST	293022130029	1	\$6,275.00	\$6,275.00
69	3877 ELMWOOD ST	293022130030	1	\$6,275.00	\$6,275.00
70	3893 ELMWOOD ST	293022130031	1	\$6,275.00	\$6,275.00
71	3907 ELMWOOD ST	293022130032	1	\$6,275.00	\$6,275.00
72	3923 ELMWOOD ST	293022130033	1	\$6,275.00	\$6,275.00
73	3935 ELMWOOD ST	293022130035	1	\$6,275.00	\$6,275.00
74	0 ELMWOOD ST	293022130034	0	\$0.00	\$0.00
75	3965 ELMWOOD ST	293022120010	1	\$6,275.00	\$6,275.00
76	3975 ELMWOOD ST	293022120041	1	\$6,275.00	\$6,275.00
77	3985 ELMWOOD ST	293022120040	1	\$6,275.00	\$6,275.00

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TOTAL CITY CONTRIBUTION					\$1,283,900.00	74.59%
TOTAL AMOUNT ASSESSED*					\$437,300.00	25.41%
 ASSESSMENT BREAKDOWN 						
Unique ID	Address	P.I.N.	Assessable Housing Units	Assessment Rate	Proposed Assessment	
78	3993 ELMWOOD ST	293022120039	1	\$6,275.00	\$6,275.00	
79	4001 ELMWOOD ST	293022120038	1	\$6,275.00	\$6,275.00	
80	4009 ELMWOOD ST	293022120037	1	\$6,275.00	\$6,275.00	
81	4017 ELMWOOD ST	293022120036	1	\$6,275.00	\$6,275.00	
82	4021 ELMWOOD ST	293022120045	1	\$6,275.00	\$6,275.00	
83	4034 CLOVER AVE	293022120046	1	\$6,275.00	\$6,275.00	
Total Assessable Housing Units			76	Total Assessment		\$437,300.00
Note: All dollar amounts except assesement rate are rounded to the nearest cent.						

RESOLUTION NO. 23-02-_____**RESOLUTION OF THE CITY OF VADNAIS HEIGHTS,
RAMSEY COUNTY, MINNESOTA****ORDERING THE 2023-1 STREET IMPROVEMENTS PROJECT**

WHEREAS, the following affidavits were presented as follows:

1. Affidavit of the Deputy Clerk and City Engineer as to mailing notices of public improvement hearing for the 2023-1 Street Improvements in the City of Vadnais Heights, Ramsey County, Minnesota.
2. Affidavit of Publication in the official newspaper of said notice of public hearing to be held on this date and at this time with respect to the proposed improvements in the City.

WHEREAS, Affidavits were examined, approved and ordered placed on file in the office of the City Administrator; and

WHEREAS, on February 21, 2023 at 7:00 p.m., a public improvement hearing was held to receive comments regarding said improvements; and

WHEREAS, the Council will determine the streets and types of improvements to be included in the 2023-1 Project.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Vadnais Heights, Ramsey County, Minnesota as follows:

1. At the public improvement hearing held on the 21st day of February 21, at 7:00 o'clock p.m. at the Vadnais Heights City Hall, 800 East County Road E in said City of Vadnais Heights and after notice of said hearing duly published as required by law, this Council has considered the views of all persons interested, and being fully advised of the pertinent facts does hereby order the making of the proposed improvements in the City as set forth in said notice of hearing all in accordance with the preliminary report now on file in the office of the City Administrator. The project shall include bituminous replacement and other infrastructure improvements on Elmwood Street from Stockdale Road to Clover Avenue; Alpine Avenue from County Road F to south limits; and Horizon Street from Alpine Avenue to Centerville Road.
2. Said ordering of the improvements shall be valid for a period of eighteen (18) months from the date of adoption of this resolution.
3. The area to be assessed to pay the cost of the said improvement shall include the property described in said notice.
4. Said improvements shall hereafter be known and referred to as the 2023-1 Street Improvements Project.
5. The interest rate for assessments is established as 6.0 % for the 2023-1 Street Improvement Project.

This Resolution was declared duly passed and adopted and was signed by the Mayor and attested to by the City Administrator this 21st day of February 21, 2023.

Attest:

Mike Krachmer, Mayor

Kevin Watson, City Administrator

RESOLUTION NO. 23-02-_____**RESOLUTION OF THE CITY OF VADNAIS HEIGHTS
RAMSEY COUNTY, MINNESOTA****ADOPTION OF THE ASSESSMENT ROLL AS DISCUSSED FOR THE
2023-1 STREET IMPROVEMENT PROJECT INCLUDING:**

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met on February 21, 2023 and heard and passed upon all objections to the proposed assessment for the 2023-1 Street Improvement Project; and

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Vadnais Heights, Ramsey County, Minnesota as follows:

1. Such proposed assessment, as discussed and/or amended on February 21, 2023, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefitted by the proposed improvement in the amount of the assessment levied against it.

Such assessments for bituminous replacement and other infrastructure improvements on Elmwood Street from Stockdale Road to Clover Avenue; Alpine Avenue from County Road F to south limits; and Horizon Street from Alpine Avenue to Centerville Road shall be payable in equal annual installments extending over a period of ten (10) years, the first of the installments to be payable via Ramsey County property taxes, and shall bear interest at the rate of 6.00% per annum beginning the date of the adoption of this assessment resolution. To the first installment of all assessments shall be added interest on the entire assessment from the date of this Resolution until December 31, 2023. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

2. The owner of any property so assessed may, at any time prior to October 1, 2023 (which is our deadline for certification of the assessment to the Ramsey County Auditor) pay a portion or the whole of the assessment on such property, with interest accrued to the date of payment, to the City treasurer, except that no interest shall be charged if the entire assessment is paid within 60 days from the adoption of this Resolution;
3. The Clerk shall forthwith transmit a certified duplicate of this assessment to the Ramsey County Auditor to be extended on the property tax lists of the County. Such assessments shall be collected and paid over time in the same manner as other municipal taxes.

This Resolution was declared duly passed and adopted and was signed by the Mayor and attested to by the City Administrator this 21st day of February, 2023.

Attest:

Mike Krachmer, Mayor

Kevin Watson, City Administrator

(SEAL)