



21st Street SW Extension Project

City Project 2003-18

Final Public Hearing
September 25, 2023

GRAND RAPIDS
IT'S IN MINNESOTA'S NATURE



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AGENDA

1. Agenda
2. Project Overview
3. Special Assessment Policy
4. Q&A



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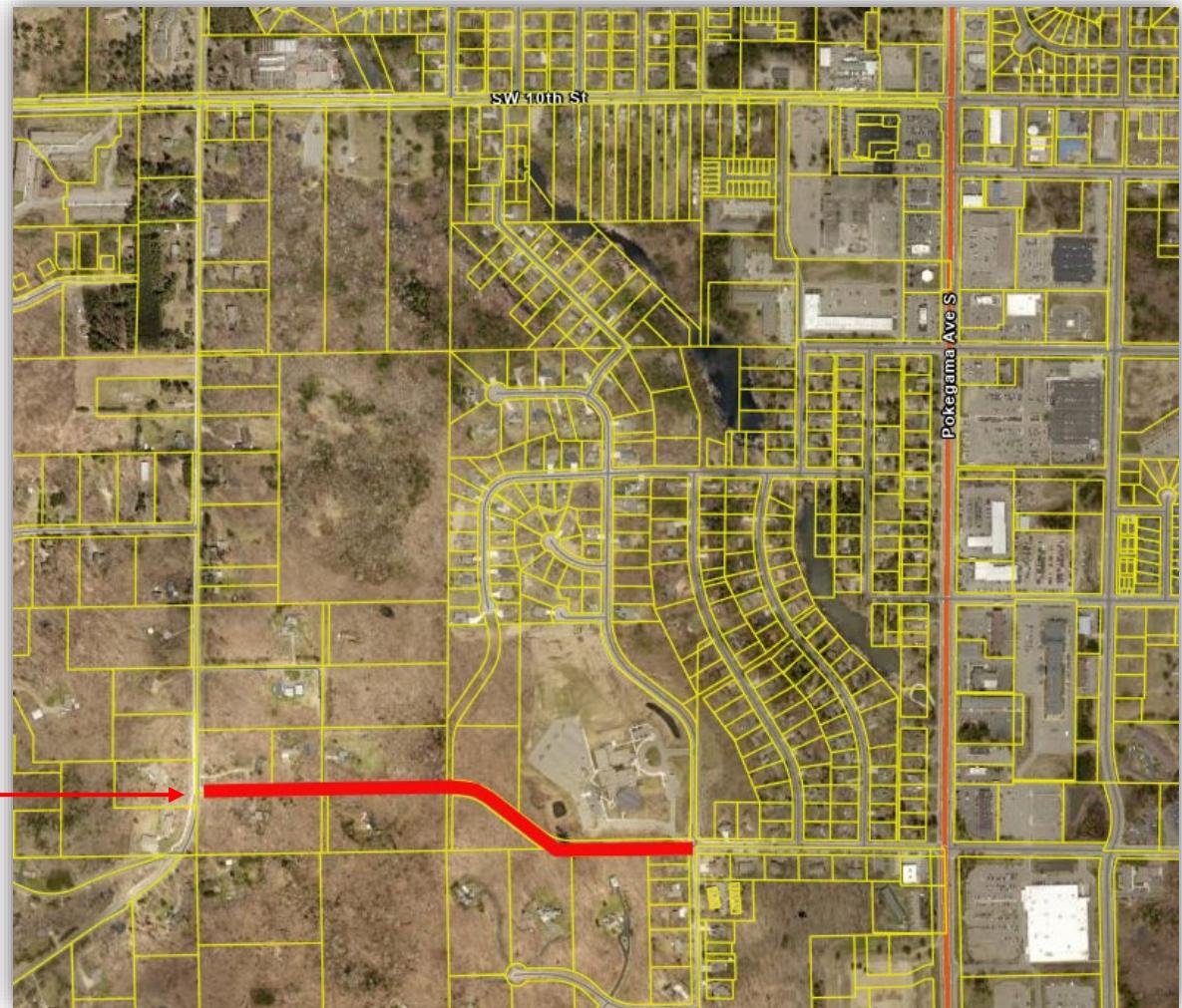
21st Street SW Extension Project

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Project Overview

Location

21st Street SW





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Project Overview





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Project Overview

Costs and Funding Summary

City Project 2003-18				Date: 9/20/2023 13:02
21st Street SW				
Construction Cost & Funding Summary				
Project Cost				
CONSTRUCTION COST	\$1,943,700	Street Lighting		<u>Assessments Funding</u>
10% CONTINGENCY	\$0	Construction Cost	\$67,709	New Roadway Construction - Urban \$98,839
ENGINEERING	\$388,740	Non- Construction	\$20,030	New Utility Construction \$315,492
LEGAL/PUBLISHING/EASE	\$5,000	Total Storm Sewer	\$87,739	<u>Total</u> \$414,331
EASEMENTS	\$35,490			
ADMINISTRATION	\$38,874	Sanitary Sewer Main		
COST OF ISSUANCE	\$77,748	Construction Cost	\$104,324	City Assessments (not collectable) \$243,161
ARTS AND CULTURE	\$29,156	Non- Construction	\$30,862	
Total Project Cost	\$2,518,708	Total Sanitary - GRPU	\$135,186	
% Non-Construction	29.58%			<u>Funding</u>
		Sanitary Sewer Service		Assessments* \$ 171,170
		Construction Cost	\$0	GRPU - Sanitary \$ -
		Non- Construction	\$0	GRPU - Water \$ -
<u>Streets</u>		Total Sanitary Services	\$0	LRIP Grant \$ 1,250,000
Construction Cost	\$1,262,162.11			Local \$ 958,037
Non- Construction	\$373,387			IRRRB Regional Trails \$ 139,500
Total Streets	\$1,635,549	Water Main		<u>Total</u> \$2,518,708
		Construction Cost	\$139,143	
<u>Storm Sewer</u>		Non- Construction	\$41,163	
Construction Cost	\$370,362	Total Water Main	\$180,306	*Assessments will be covered by CARES funds until payment
Non- Construction	\$109,565			
Total Storm Sewer	\$479,927	Water Services		
		Construction Cost	\$0	
		Non- Construction	\$0	
		Total Water Services	\$0	



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Project Funding

- LRIP Grant = \$1,250,000
- IRRRB Trails Grant = \$139,500
- Municipal State Aid Construction = \$714,877
- Assessments = \$414,331 (243,161 City)*
*Initially covered by CARES funds
- Total Project Cost = \$2,518,708



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Special Assessment Policy

CITY OF GRAND RAPIDS
SPECIAL ASSESSMENT POLICY



Date:

Adopted: November 11, 1993
Amended: April 26, 2004
Amended: October 24, 2005
Amended: December 8, 2008
Amended: December 6, 2021

Reconstruction Improvements:

The City does not assess for infrastructure that is replaced, rehabilitated or maintained

New Improvements:

The City will assess 100% of the cost of the improvement



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When determining the amount assessed, 3 parts are included:

- Benefit Boundary
- Assessment Rates
- Assessment Lengths



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Benefit
Boundary



City Project 2003-18 Benefit Boundary



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Urban Residential Property Assessments

- *New Construction Projects* – use the TCI method (typical construction items) to determine the cost of a typical residential street project and then assess **100%** of that cost to those properties in the project benefit area.



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Special Assessment Policy

Urban Residential Street Rate Calculations

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Residential Street TCI Assessment Calculation					
Total Length of Project in feet		1400.00			
Standard 32' Wide Street					
Description	Unit	Quantity Per LF	Total Quantity	Opinion of Cost Unit Price	Total Opinion of Cost
Remove Curb & Gutter	LF	0.00	0.00	\$5.00	\$0
Remove Bituminous Pavement	SY	0.00	0.00	\$3.50	\$0
Sawcut Bituminous	LF/LF	0.21	298.20	\$2.00	\$596
Common Excavation	CY/LF	0.65	907.20	\$5.40	\$4,899
Aggregate Base Class 5 (road)	CY/LF	0.65	907.20	\$36.00	\$32,659
B618 Concrete Curb & Gutter	LF/LF	2.00	2800.00	\$21.40	\$59,920
Type 61 Bituminous Wear (1")	TON/LF	0.19	259.00	\$107.00	\$27,713
Type 31 Bituminous Base (3")	TON/LF	0.53	744.80	\$92.00	\$68,522
4" Concrete Sidewalk w/4" agg base	SF/LF	0.56	778.40	\$5.90	\$4,593
Sod, Type Lawn (includes 3" topsoil)	SY/LF	1.33	1866.20	\$3.43	\$6,401
Mobilization	LS	0.00	1.00	\$7,577.79	\$7,578
Contractor Staking	LS	0.00	1.00	\$1,400.00	\$1,400
Traffic Control	LS	0.00	1.00	\$900.00	\$900
				Residential TCI Cost	\$215,181
				Non Construction Cost	\$42,139
				Total Project TCI Cost	\$257,320
				100% Assessed	\$257,320
				Total Assessable Footage	4728.00
				Assessment Rate per Foot	\$54.4246
				Total Reconstruction Assessable Footage	1,776
				Total Assessment Rural Reconstruct	96,662



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Assessment
Length
Determination

Typically the
narrower
dimension of
the parcel





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Individual Assessment Notice

9/20/2023	PROPOSED FINAL ASSESSMENT <i>City Project No. 2003-18 SW 21st Street Extension</i>			
<i>The following details provide information about the property being assessed and how those assessments were calculated. The amounts shown are based on actual construction costs.</i>				
Property Owner	CITY OF GRAND RAPIDS 420 N POKEGAMA AVE GRAND RAPIDS MN 55744 OR CURRENT PROPERTY OWNER			County Tax ID Number: 91-032-1167
Property Description	N 40' OF THE E 1/2 OF NE NE LESS E 257.80' SECTION: 32 TOWNSHIP: 55 RANGE: 25			
Proposed Total Assessment	\$ 9,125.82			
Proposed Assessment Calculations				
Type of Construction	Rate of Assessment	Assessable Ft/Acre/Unit	Multiplier	Assessed Amount
URBAN RESIDENTIAL NEW STREET	\$ 54.4248	39.9997	1.00	\$2,176.97
MISCELLANEOUS CONSTRUCTION UTILITY ASSESSMENT				\$6,948.85
Proposed Total Assessment				9,125.82



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Special Assessment Policy

How Assessments Get Paid

- When Project is complete you will receive a final assessment notice.
- You have 30 days to prepay all or a portion of your assessment with no interest.
- If you elect to not prepay, assessments are then spread over 15 years and will appear on your 2024 property tax statement.
- Terms of 15 years, 4.13% annual interest (approx. rate)



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Schedule

Council orders Feasibility Report	June 28, 2021
City staff holds Neighborhood Meeting	Not held due to COVID
Council to accept Feasibility Report and call for Public Hearing	December 20, 2021
Council to hold Public Hearing and order plans	January 24, 2022
Council to consider accepting plans and authorize Ad for Bid	February 28, 2022
Council to consider awarding a construction contract	April 11, 2022
Construction	May – August 2022
Final Assessment Public Hearing	September 25, 2023
Assessments levied to County for 2024	November 2023



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Questions?

