



**21<sup>st</sup> Street SW Extension Project**  
**City Project 2003-18**

Preliminary Public Hearing  
January 24, 2022

GRAND RAPIDS  
IT'S IN MINNESOTA'S NATURE



# 21<sup>st</sup> Street SW Extension Project Preliminary Public Hearing January 24, 2022

## **AGENDA**

1. Agenda
2. City's Capital Improvement Plan
3. Project Overview
4. Special Assessment Policy
5. Q & A



# 21<sup>st</sup> Street SW Extension Project Preliminary Public Hearing **City's Capital Improvement Plan**

The 5-year CIP provides a consistent process for identifying and prioritizing needed capital projects, including the infrastructure projects that are required to maintain the City's street network.

Having a 5 Year CIP the City can budget and provide consistent funding to maintain the City street network.



# 21<sup>st</sup> Street SW Extension Project

## Preliminary Public Hearing

### City's Capital Improvement Plan

City of Grand Rapids, Minnesota  
*Amended Capital Improvement Plan*  
 2022 thru 2026

#### PROJECTS BY YEAR

Project Name	Department	Project #	Priority	Project Cost
<b>2022</b>				
21st St SW (3rd Ave to Horseshoe Lk Rd)	Engineering	2022/2003-18	1	2,627,986
7th Ave SE - overlay	Engineering	2022/2017-2	1	945,000
Hwy 2 Lighting Replacement	Engineering	2022/2022-1	1	401,000
Hwy 2 West Trail Crossing	Engineering	2022/2022-2	2	232,000
7th Ave SE Roundabout	Engineering	2022/2022-3	2	240,000
Industrial Park Infrastructure	Engineering	2022/2022-4	1	3,000,000
Forest Lake Utility Extension	Engineering	2022/2022-5	1	450,000
<b>Total for 2022</b>				<b>7,895,986</b>
<b>2023</b>				
6th Avenue NW (4th St to 5th St)	Engineering	2023/2016-1	1	416,000
Black 19 Improvements	Engineering	2023/2018-1	1	1,719,621
GR/Cohasset Connection Trail, Phase 1 and 2	Engineering	2023/2019-2	1	981,108
<b>Total for 2023</b>				<b>3,116,729</b>
<b>2024</b>				
3rd Ave NE (4th - 8th) & 7th St NE (3rd - 5th)	Engineering	2024/2010-1	1	1,505,475
City Wide Overlays - Rural	Engineering	2024/2013-2	1	588,500
City Wide Overlays-Urban (Hilltop)	Engineering	2024/2014-3	1	1,149,428
City Wide Overlays-Sylvan	Engineering	2024/2015-1	1	1,824,424
10th St NE (3rd Av to CDS)	Engineering	2024/2018-3	1	160,000
11th St NE (2nd Av - 3rd Av)	Engineering	2024/2018-4	1	295,000
<b>Total for 2024</b>				<b>5,522,827</b>
<b>2025</b>				
NW Street Reconstruction	Engineering	2025/2016-1A	1	1,439,376
City Wide Overlays	Engineering	2025/2016-2	1	470,000
Ha-Cw Neighborhood, Phase 1	Engineering	2025/2021-1	1	2,021,100
City Wide Overlay - SE Neighborhood	Engineering	2025/2023-1	1	700,000
<b>Total for 2025</b>				<b>4,630,476</b>
<b>2026</b>				
2nd Ave SE (10th St - 11th St)	Engineering	2026/2002-4	1	322,408
5th Ave NE (TH 2 to 5th St)	Engineering	2026/2007-5	1	428,619
6th St NE (2nd Ave - 3rd Ave)	Engineering	2026/2012-1	1	1,652,740
Elide Drive Extension	Engineering	2026/2012-5	5	897,130
11th Ave NE (5th St NE - 7th St NE)	Engineering	2026/2020-1	1	930,000
Ha-Cw Neighborhood, Phase 2	Engineering	2026/2021-1	1	2,021,100
<b>Total for 2026</b>				<b>6,251,997</b>
<b>GRAND TOTAL</b>				<b>27,417,965</b>



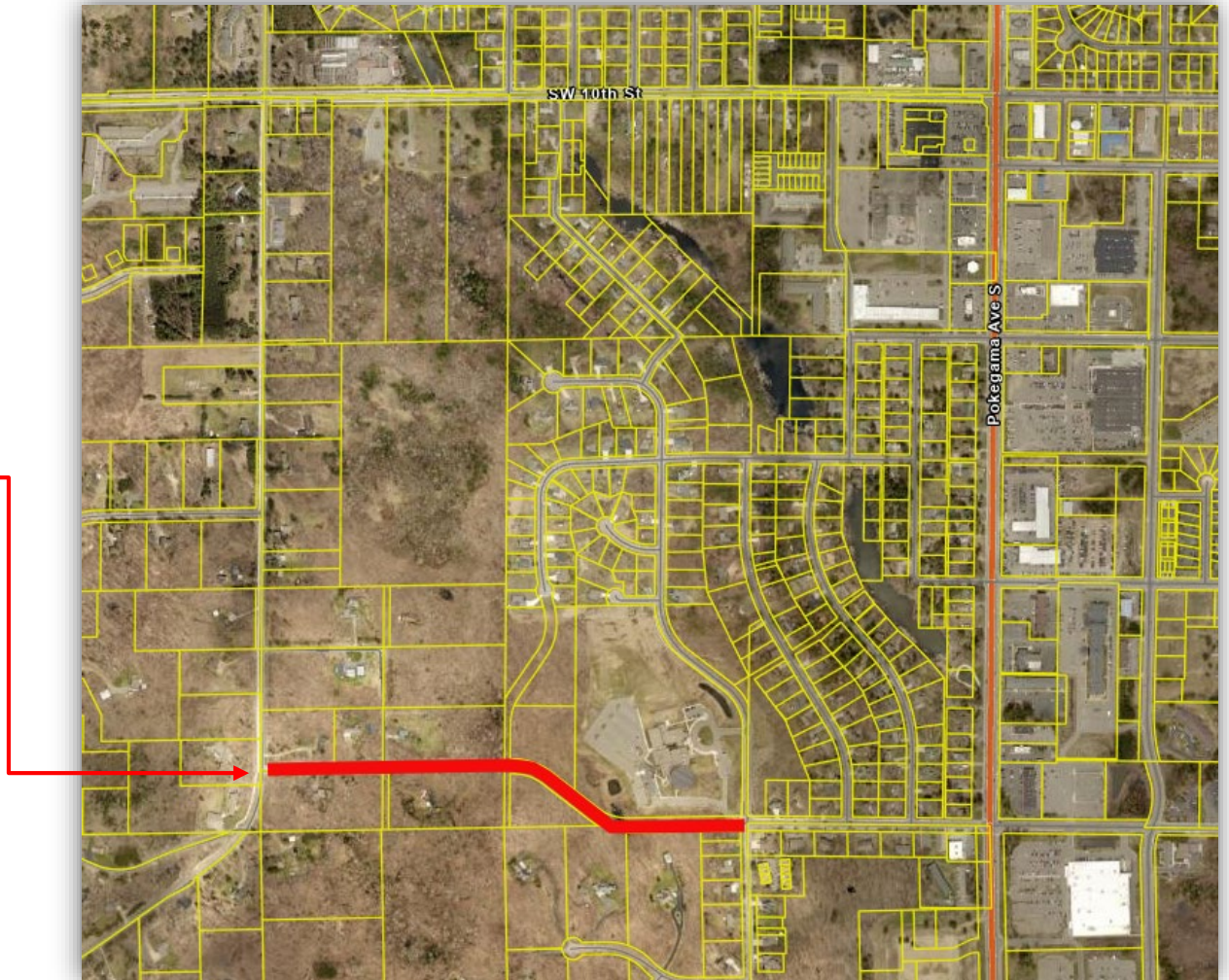


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# 21<sup>st</sup> Street SW Extension Project Preliminary Public Hearing **Project Overview**

## Location

21<sup>st</sup> Street SW





21<sup>st</sup> Street SW Extension Project  
Preliminary Public Hearing  
**Project Overview**

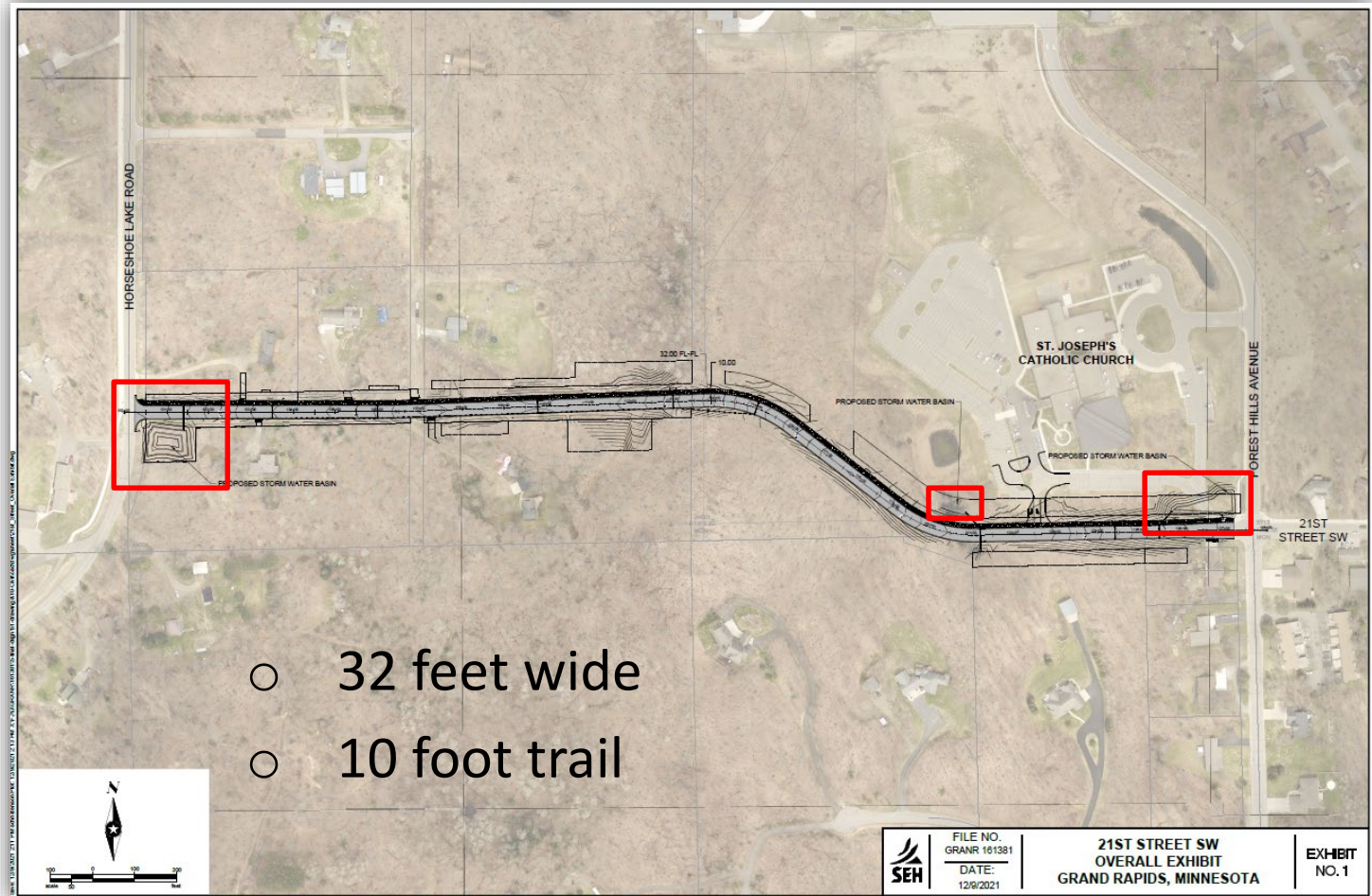
## Project Consists of:

- Street reconstruction and extension
- Trail construction
- Storm Sewer Main, Catch Basin/Lead construction
- Watermain and Sanitary Sewer construction
- Street Light installation

# 21<sup>st</sup> Street SW Extension Project Preliminary Public Hearing

## Project Overview – Street and Storm

### 21st Street SW



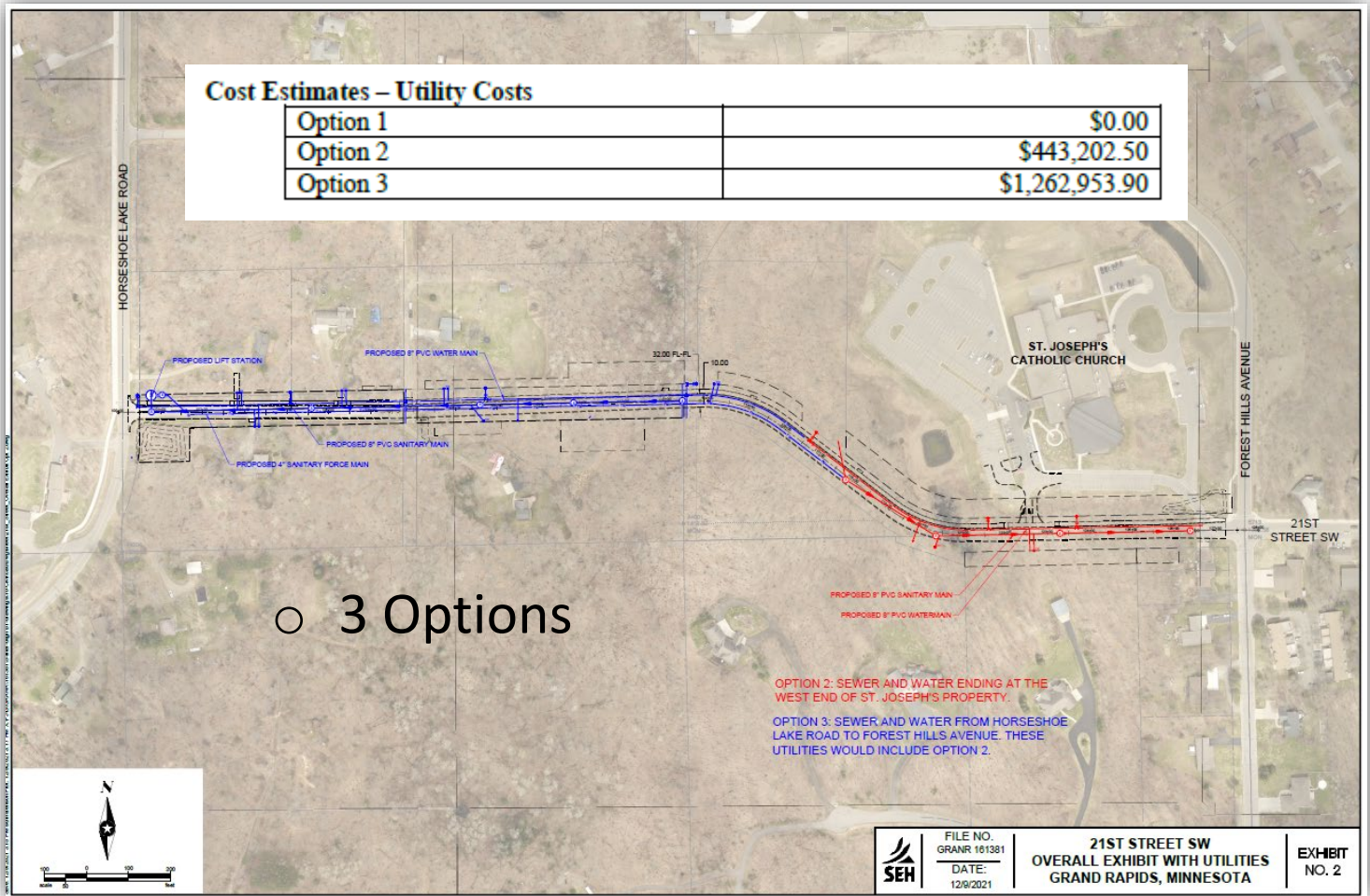


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# 21<sup>st</sup> Street SW Extension Project Preliminary Public Hearing

## Project Overview - Utilities

### 21st Street SW







# 21<sup>st</sup> Street SW Extension Project

## Preliminary Public Hearing

### Project Overview

### Costs and Funding Summary

<b>Project Cost</b>							
<b>CONSTRUCTION COST</b>	\$1,892,185	<b>Street Lighting</b>		<b>Assessments Funding</b>			
<b>10% CONTINGENCY</b>	\$189,218	<b>Construction Cost</b>	\$50,472				
<b>ENGINEERING</b>	\$378,437	<b>Non- Construction</b>	\$20,007	<b>New Roadway Construction - Urban</b>	\$111,688		
<b>LEGAL/PUBLISHING/EASE</b>	\$5,000	<b>Total Storm Sewer</b>	\$70,479	<b>New Utility Construction</b>	\$476,067		
<b>EASEMENTS</b>	\$35,490			<b>Total</b>	\$587,755		
<b>ADMINISTRATION</b>	\$37,844	<b>Sanitary Sewer Main</b>					
<b>COST OF ISSUANCE</b>	\$75,687	<b>Construction Cost</b>	\$124,720	<b>City Assessments (not collectable)</b>	\$2,459.98		
<b>ARTS AND CULTURE</b>	\$28,383	<b>Non- Construction</b>	\$49,439				
<b>Total Project Cost</b>	\$2,642,244	<b>Total Sanitary - GRPU</b>	\$174,159				
<b>% Non-Construction</b>	39.64%			<b>Funding</b>			
		<b>Sanitary Sewer Service</b>		<b>Assessments*</b>	\$ 585,295		
		<b>Construction Cost</b>	\$15,760	<b>GRPU - Sanitary</b>	\$ -		
<b>Streets</b>		<b>Non- Construction</b>	\$6,247	<b>GRPU - Water</b>	\$ -		
<b>Construction Cost</b>	\$1,189,807.50	<b>Total Sanitary Services</b>	\$22,007	<b>LRIP Grant</b>	\$ 1,250,000		
<b>Non- Construction</b>	\$471,638			<b>Local</b>	\$ 667,448		
<b>Total Streets</b>	\$1,661,445	<b>Water Main</b>		<b>IRRRB Regional Trails</b>	\$ 139,500		
		<b>Construction Cost</b>	\$182,185	<b>Total</b>	\$2,642,244		
<b>Storm Sewer</b>		<b>Non- Construction</b>	\$72,218				
<b>Construction Cost</b>	\$310,980	<b>Total Water Main</b>	\$254,403	*Assessments will be covered by CARES funds until payment is made			
<b>Non- Construction</b>	\$123,272						
<b>Total Storm Sewer</b>	\$434,252	<b>Water Services</b>					
		<b>Construction Cost</b>	\$18,260				
		<b>Non- Construction</b>	\$7,238				
		<b>Total Water Services</b>	\$25,498				



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# Project Funding

- LRIP Grant = \$1,250,000
- IRRRB Trails Grant = \$139,500
- Municipal State Aid Construction = \$667,448
- Assessments = \$585,295
  
- Total Project Cost = \$2,642,244



# 21<sup>st</sup> Street SW Extension Project Preliminary Public Hearing **Special Assessment Policy**

CITY OF GRAND RAPIDS  
**SPECIAL ASSESSMENT POLICY**



CITY OF  
**GRAND RAPIDS**  
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Date:

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

## **Reconstruction Improvements:**

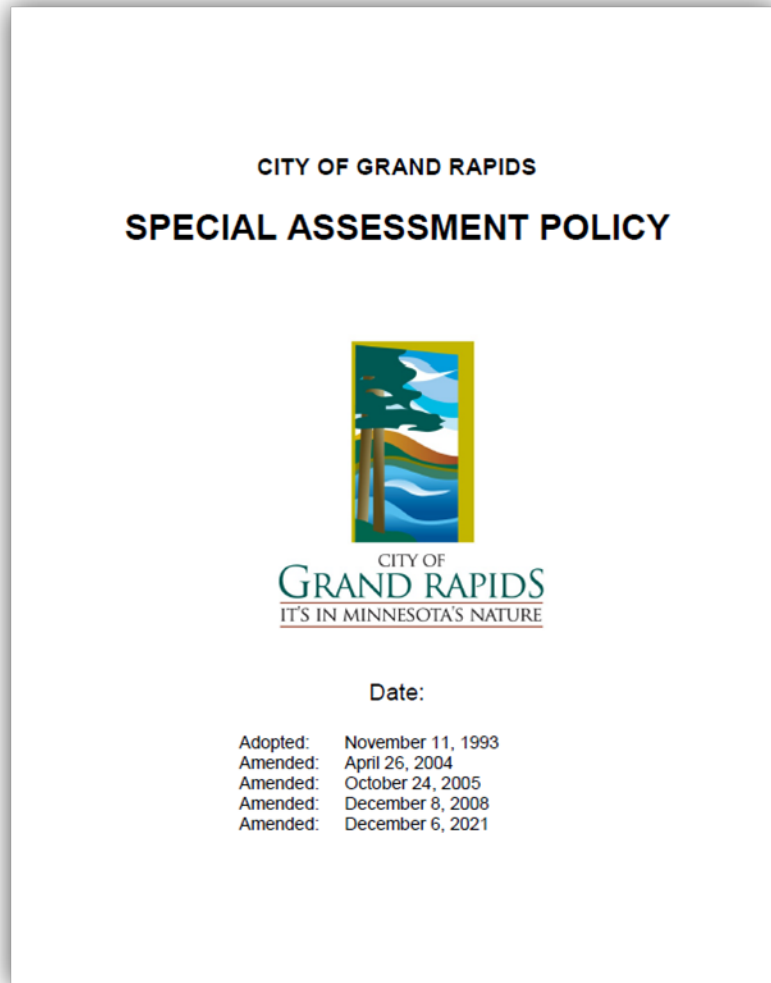
The City does not assess for infrastructure that is replaced, rehabilitated or maintained

## **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:

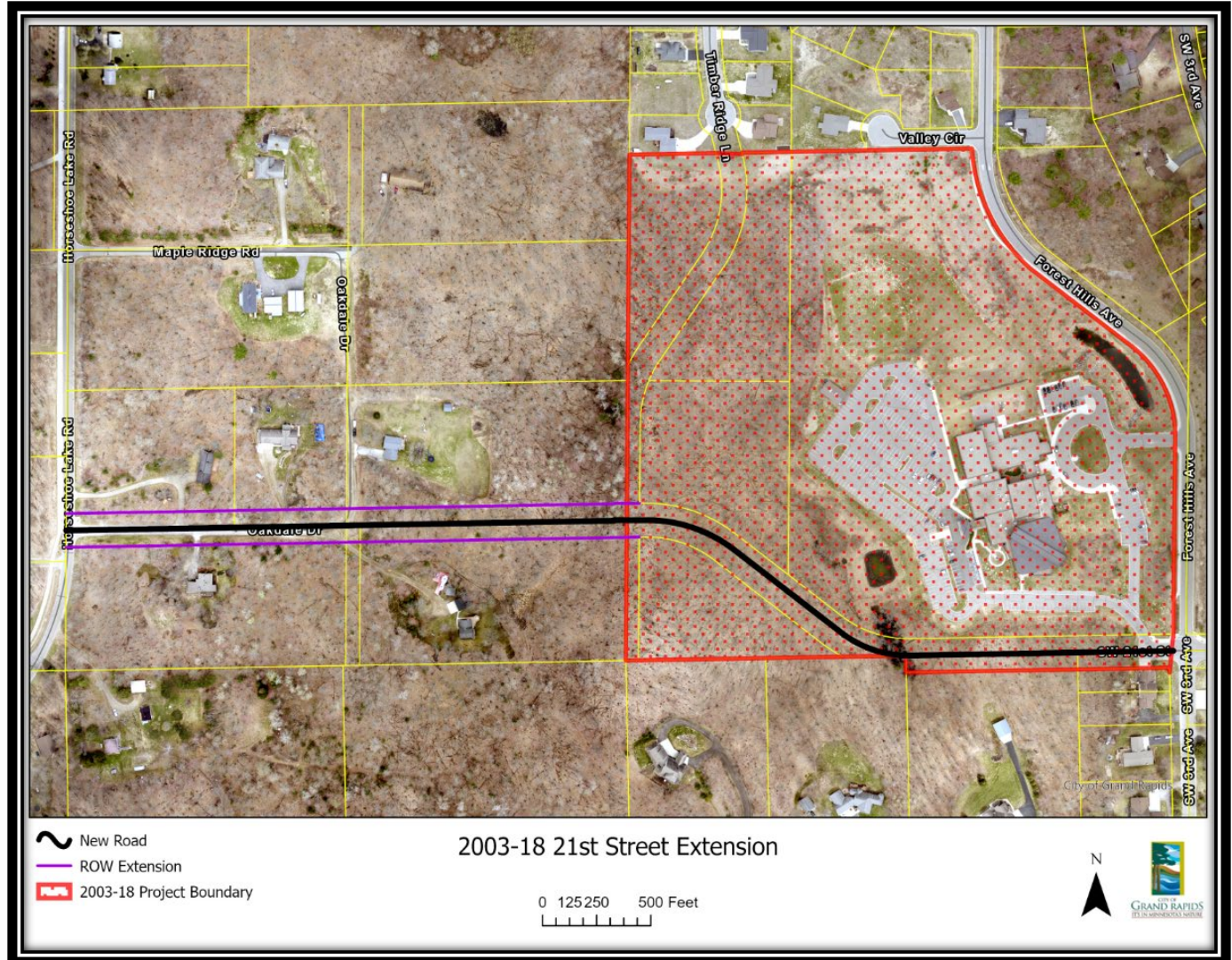
- Benefit Boundary
- Assessment Rates
- Assessment Lengths



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# 21<sup>st</sup> Street SW Extension Project Preliminary Public Hearing **Special Assessment Policy**

Benefit  
Boundary





# 21<sup>st</sup> Street SW Extension Project

## Preliminary Public Hearing

### **Special Assessment Policy**

#### 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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## Preliminary Public Hearing

### Special Assessment Policy

Special  
Assessment  
Policy

Urban  
Residential  
Street Rate  
Calculations

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	\$3.00	\$895
Common Excavation	CY/LF	0.65	907.20	\$4.00	\$3,629
Aggregate Base Class 5 (road)	CY/LF	0.65	907.20	\$32.00	\$29,030
B618 Concrete Curb & Gutter	LF/LF	2.00	2800.00	\$20.00	\$56,000
Type 61 Bituminous Wear (1")	TON/LF	0.19	259.00	\$90.00	\$23,310
Type 31 Bituminous Base (3")	TON/LF	0.53	744.80	\$90.00	\$67,032
4" Concrete Sidewalk w/4" agg base	SF/LF	0.56	778.40	\$4.50	\$3,503
Sod, Type Lawn (includes 3" topsoil)	SY/LF	1.33	1866.20	\$4.00	\$7,465
Mobilization	LS	0.00	1.00	\$14,400.00	\$14,400
Contractor Staking	LS	0.00	1.00	\$2,400.00	\$2,400
Traffic Control	LS	0.00	1.00	\$600.00	\$600
				Residential TCI Cost	\$208,263
				Non Construction Cost	\$61,729
				Total Project TCI Cost	\$269,992
				100% Assessed	\$269,992
				Total Assessable Footage	4390.00
				<b>Assessment Rate per Foot</b>	<b>\$61.5017</b>
				<b>Total Reconstruction Assessable Footage</b>	<b>1,776</b>
				<b>Total Assessment Rural Reconstruct</b>	<b>109,231</b>





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Assessment  
Length  
Determination

Typically the  
narrower  
dimension of  
the parcel







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## Preliminary Public Hearing


### Special Assessment Policy

## Individual Assessment Notice

1/19/2022

**PRELIMINARY OPINION OF ASSESSMENT**  
City Project No. 2003-18 SW 21st Street Extension

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.

  
 CITY OF  
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**Property Owner** CITY OF GRAND RAPIDS  
420 N POKEGAMA AVE  
GRAND RAPIDS MN 55744  
OR CURRENT PROPERTY OWNER

**County Tax ID Number:** 91-032-1187

**Property Description** N 40' OF THE E 1/2 OF NE NE LESS E 257.80'  
SECTION: 32 TOWNSHIP: 55 RANGE: 25

**Preliminary Total Assessment** \$ 12,945.57

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**Preliminary Assessment Calculations**

Type of Construction	Rate of Assessment	Assessible Ft/Acre/Unit	Multiplier	Assessed Amount
URBAN RESIDENTIAL NEW STREET	\$ 61,5000	40.00	1.00	\$2,459.98
MISCELLANEOUS CONSTRUCTION UTILITY ASSESSMENT				\$10,485.59
<b>Preliminary Total Assessment</b>				<b>12,945.57</b>



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## Preliminary Public Hearing

### **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 2023 property tax statement.
- In the Fall of 2009 the Council changed the policy to not add 2% on top of bond interest – same interest rate as City gets on bond.
- Terms of 15 years, 2.94% annual interest (approx. rate)

\$500	equals	\$ 41.70 /Year
\$1,250	equals	\$ 104.25 /Year
\$2,500	equals	\$ 208.51 /Year
\$5,000	equals	\$ 417.02 /Year
\$8,000	equals	\$ 667.23 /Year



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## Schedule

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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
<b>Council to hold Public Hearing and order plans</b>	<b>January 24, 2022</b>
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
Council to consider holding proposed assessment Public Hearing	October 2022
Assessments levied to County for 2022	November 2022

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Construction  
Updates

Website

Social Media

Gallery Map Scene Groups

**GIS INFORMATION CENTER**

*Contact Us*  
 Mike LeClaire GIS Coordinator phone 218-326-7623, or by [email](#).  
 Seth Jetland GIS Technician phone 218-326-7649, or by [email](#).

 <b>ZONING</b> MAP GALLERY	 <b>PARKS &amp; RECREATION</b> MAP GALLERY	 <b>CAPITAL IMPROVEMENTS &amp; CONSTRUCTION</b> MAP GALLERY	 <b>TRANSPORTATION &amp; ROAD MAINTENANCE</b> MAP GALLERY	 <b>UTILITIES</b> MAP GALLERY
Firearms Zone Map Future Land Use Zoning Map	Parks and Trails Parks Information	<b>Capital Improvement Projects</b> <b>Current Construction Projects</b>	Arrowhead Transit Road Restrictions Snow & Ice Removal	Storm Sewer

PDF

- [ATV Restrictions](#)
- [Firearms Zones](#)
- [Downtown Parking](#)
- [Voting Map](#)
- [Zoning](#)



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Questions?

