

# County Road B Neighborhood Meeting #2

## Scope

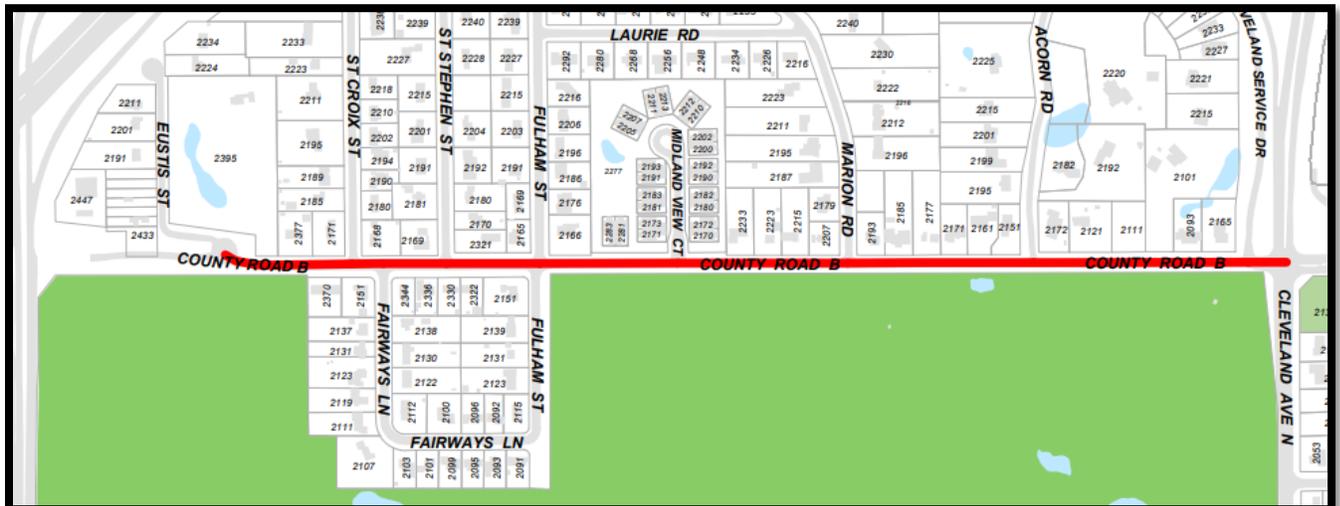
Reconstruction of County Road B between Eustis Street and Cleveland Avenue. Work will include reconstructing roadway, replacing pathway, storm sewer modifications including stormwater treatment, minor water and sanitary sewer modifications, and restoration. Construction is scheduled for the summer of 2024.

## Funding

- Municipal State Aid (Gas Tax)
- Assessments (Street Only)
- Local Street
- Storm Sewer
- Water
- Sanitary Sewer
- Pathway

## Tentative Schedule

- Meeting #1 – June
- Meeting #2 – September
- Feasibility Report – Winter 2021/Spring 2022
- Meeting #3 – Summer 2022
- Feasibility Report, Recommend Layout, PWET Commission – Fall 2022
- Accept Feasibility Report, Council – Fall 2022
- Hold Public Hearing, Approve Layout – Winter 2022
- Final Design – Spring 2023
- Meeting #4 - Present Final Plans - Fall 2023
- Recommend Final Plans, PWET Commission – Fall 2023
- Approved Final Plans, Council – Fall 2023
- Award Project, Council – February 2024
- Meeting #5 – Construction meeting – April 2024
- Construction – May – October, 2024
- Final Assessment Hearing, Council – September 2025



# Street Reconstruction Special Assessments: Frequently Asked Questions

## **What are special assessments?**

Special assessments are used to help fund an improvement project by charging a portion of the project cost to the benefitting properties. In Roseville and most metro area cities, assessments are used to help finance street reconstruction projects. Minnesota State Statutes, Chapter 429, grants cities the authority to assess property for improvement projects.

## **Who is assessed for a street improvement project?**

Properties adjacent to a street within the project area are assessed.

## **What is the City's assessment policy?**

The City's Special Assessment Policy was updated in 2012 and outlines how street improvement projects are funded. Properties are assessed for a portion of the street improvement cost. For reconstruction of an existing street, the City pays 75% of the street improvement cost and benefitting properties that are zoned Low Density Residential are assessed up to 25%.

In most cases, 100% of the utility costs (storm sewer, sanitary sewer and water main) are paid by the associated utility funds.

If identified by the City Engineering Department, private sanitary services may be included in the road improvement project at the request of the property owner and at the owner's expense. The City will send a letter to inform property owners whether their property qualifies during the project design phase.

## **Why does the City assess for street improvement projects? Why doesn't the City pay 100% of the project cost?**

Public streets are part of the City's transportation system to provide access to all residents. The City acknowledges the system benefit of street improvements by paying 75% of the project cost. Adjacent properties use the roads to get to and from their property on a daily basis, which is why they are assessed 25% of the street project cost.

## **When is the assessment amount determined?**

An estimate of the assessment is calculated with the Feasibility Study. This estimate will be sent to the affected property owners before the Council hearing to order the improvement project.

The assessment amount is finalized by the City Council at the assessment hearing. Properties being assessed for the project will be notified prior to the assessment hearing.

## **What are the payment options for assessments?**

Assessments may be paid up front or the City will certify the assessment with Ramsey County for payment as part of property taxes over 10-15 years with interest. The interest rate will be based on the prime interest rate at the time of approval.

## **Why does the City charge interest on assessments?**

The City covers the entire project cost until all the assessments have been paid. The interest charged on assessments is based on the prime rate. Benefitting property owners are encouraged to consult financial institutions for terms and conditions of a loan or line of credit that can be used to pay off the assessment. This allows the property owner the ability to negotiate the term and interest rates within the competitive market and may have some tax advantages.