



City Council Memorandum

To: Mayor Fasbender & City Council Members
From: Ryan Stempki – Public Works Director/City Engineer
Date: March 29, 2023
Item: Conduct Public Hearing & Consider Resolution to Order Improvements & Adopt Assessments for the 2023 Neighborhood Infrastructure Improvements

COUNCIL ACTION REQUESTED

Council is requested to conduct a public hearing, and to consider the enclosed resolution to order the project and adopt the proposed assessments for City Project 2023-1, the 2023 Neighborhood Infrastructure Improvements. This is a City-initiated project, therefore by MN Statute, a supermajority (six of seven votes) of the Council must vote in favor of the resolution in order to approve it. The scope and features for this project were approved by the City Council at the regular meeting on March 6th and the City will be receiving bids for the project on April 7th.

BACKGROUND INFORMATION

The 2023 Neighborhood Infrastructure Improvements contain street and utility improvements to six City streets ranging in scope of work from reclamation of streets to full street and utility reconstruction. The full scope of the project was presented to City Council on March 6th, 2023 (please refer to the attached Project Map). The improvements in all areas will also include storm sewer system extensions, repairs, and replacements to facilitate drainage of the new streets. A paved trail will be extended along Southview Drive between Pleasant Drive and Westview Drive. A new multi-use paved trail will also be added along the West side of Pleasant Drive from 15th Street to the Vermillion River Bridge.

It is important to note that the project was not ordered at the March 6th meeting, as the Council did not have the ability to provide a supermajority vote due to absences that evening. Therefore, the attached resolution has been updated to include ordering the project for compliance with MN Statute.

ASSESSMENT POLICY & FINAL PROPOSED RATES

All properties in the project area that are abutting an improved street (with the exception of lots that only have rear lot frontage) are proposed to be assessed in accordance with the City Ordinance Policy. This policy states that the assessment rates are based on the estimated special benefit to the assessed properties accruing from the constructed improvements. A certified property appraiser was hired to determine the estimated special benefit range for each property type within the proposed project area based on the type of improvement taking place. The low end of this range was taken and then further reduced to 90% to establish assessment rates for each lot.

A large percentage of lots within the 2023 Neighborhood Infrastructure Improvements area are irregularly shaped, or in other words, they are not rectangular in nature. As a result of this, within the guidelines set forth by the City Ordinance the assessments levied for this project are on a per-lot basis to ensure equity across all properties as opposed to a front-footage method.

It is important to note that the special benefits valuation is based on the street and storm sewer improvements only. The City does not levy special assessments associated with utility improvements, since the cost of those improvements are funded from sources other than special assessments.

The standard assessment for single family homes in reconstruction areas is \$7,650 and for reclaim areas the standard assessment is \$6,750.

IX-01(a,b)

Reconstruction Streets <i>Pleasant Drive and Old Bridge Lane</i>	
Unit Type	Assessed Rate
Single Family Home – Standard*	\$7,650 per Lot

Reclaim Streets <i>18th Court, Ridgewood Court, Southview Drive, & Southview Place</i>	
Unit Type	Assessed Rate
Single Family Home – Standard*	\$6,750 per Lot

***Standard Lots are non-corner lots which front an improved street.**
Corner lots are assessed 100% of the rate for a short side fronting an improved street and 25% for the long side fronting an improved street.

The assessment rates were supported by the Operations Committee and would result in the City collecting approximately \$500,000 to help fund the project. For a copy of the proposed assessments, please refer to the attached Preliminary Assessment Rolls dated January 13, 2023.

FINANCIAL IMPACTS

The estimated total project costs are \$4,300,000, which includes contingencies, design, inspection, and project delivery expenses.

Street & Storm Sewer Project Costs = \$3,350,000

<i>Funding Sources</i>	<i>Amount</i>
Special Assessments	\$500,000.00
Municipal State Aid System (MSAS)	\$0.00
City of Hastings Chapter 429 Bonded Debt	\$2,850,000.00
Total Street & Storm Sewer Project Costs	\$3,350,000.00

Sanitary Sewer & Water System Project Costs = \$950,000

<i>Funding Sources</i>	<i>Amount</i>
Sanitary Sewer (Utility Revenue Bond)	\$300,000.00
Water System (Utility Revenue Bond)	\$650,000.00
Total Sanitary Sewer & Water System Project Costs	\$950,000.00

STAFF RECOMMENDATION

Staff recommends that the Council hold the public hearing, and consider the attached resolution to order the project and adopt assessments as proposed for the 2023 Neighborhood Infrastructure Improvements.

ATTACHMENTS

- Resolution to Adopt the Assessments
- Project Map
- Preliminary Assessment Roll dated January 13, 2023

CITY OF HASTINGS

DAKOTA COUNTY, MINNESOTA

IX-01(a,b)

RESOLUTION NO. _____

RESOLUTION TO ORDER THE IMPROVEMENTS AND ADOPT THE ASSESSMENTS FOR PROJECT 2023-1, 2023 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS

WHEREAS, to order the project, a supermajority of the Council was not in attendance for the Improvement Hearing at the March 6, 2023 meeting, which is required by MN Statutes for a City-Initiated project, and

WHEREAS, pursuant to proper notice duly given as required by law, the City Council of the City of Hastings has met, heard, and passes upon all objections to the proposed assessments for the following project:

2023-1, Neighborhood Infrastructure Improvements – The reconstruction improvements would involve complete reconstruction of the street with engineered new base material and new pavement along with new concrete curb and gutter. The reclaim improvements would involve reclamation of existing base material and pavement with a new pavement surface and selective repair of concrete curb and gutter. Paved multi-use trail extensions and pedestrian ramp improvements will be made at certain locations along improved streets. Also included in all improvement areas are storm sewer extensions, repairs and replacements.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS:

1. Such improvements are hereby ordered as proposed and as amended by the City Council herein.
2. The proposed assessments for project 2023-1 the Neighborhood Infrastructure Improvements, a copy of which is filed with the Hastings Engineering Department and with the City Clerk, are hereby accepted and shall constitute the special assessment against the properties named therein, and each tract of land therein included is hereby found to be benefited by the constructed improvement in the amount of the assessment levied against it.
3. Such assessment shall be payable in equal annual installments extending over a period of ten (10) years, the first of the installments to be payable with the first property tax installment of 2024, and shall bear interest at the rate for which City bonds are sold plus 1.5%, per annum from December 1, 2023. To the first installment shall be added interest on the entire assessment from December 1, 2023 until December 31, 2023. To each subsequent installment, when due, shall be added interest for one year on all unpaid balances.
4. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole or part of the assessment on such property with interest accrued to the date of the payment to the City Clerk, except that no interest or Dakota County assessment certification fee shall be charged if the entire assessment is paid by November 30, 2023. The owner may, at any time thereafter, pay to the County Treasurer the entire amount of the assessment remaining unpaid with interest accrued to December 31 of the year in which such payment is made. Such payments to the County Treasurer must be made before December 30, or interest will be charged through December 31 of the next succeeding year.
5. The Clerk shall forthwith, transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.
6. The amount specially assessed is hereby affirmed to be \$496,462.50.

ADOPTED BY THE CITY COUNCIL OF HASTINGS, MINNESOTA, THIS 3rd DAY OF APRIL, 2023.

Ayes:

IX-01(a,b)

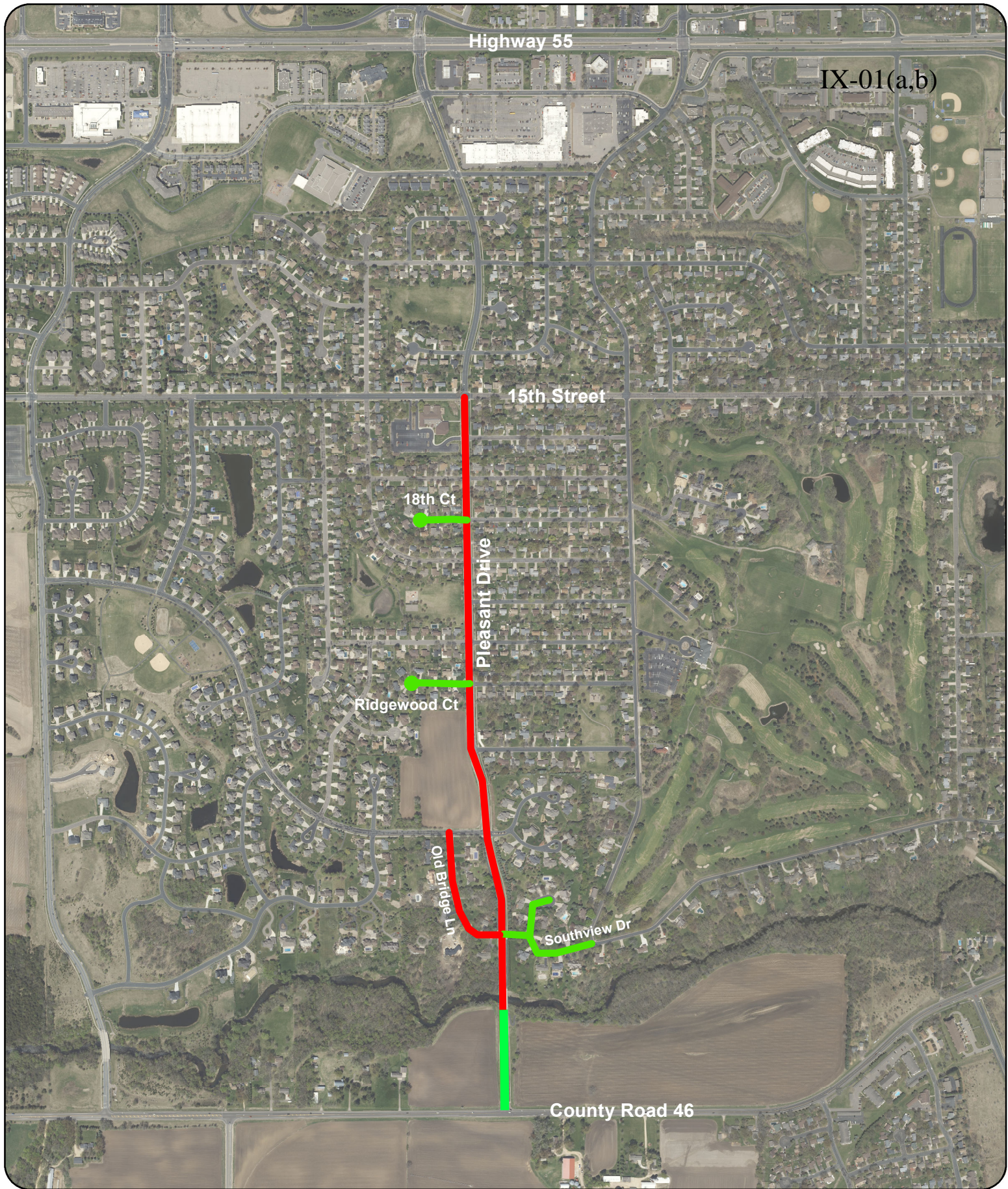
Nays:

Mary D. Fasbender, Mayor

ATTEST:

Kelly Murtaugh, City Clerk

SEAL



Proposed City Project 2023-1

2023 Infrastructure Improvements

- Full Reconstruction
- Reclaim



City of Hastings
City Project 2023-1, Neighborhood Improvements Project
Property Owner Information & Assessment Amounts
January 13, 2023
Property Owners Updated 11.23.22



Property No.	Parcel ID	Owner	Site Address	Owner Address	Corner Lot (X=Yes)	Lot Frontage Type	Long Side Unit (0.25)	Standard Frontage Unit	Total Units	Assessment Rate Standard	Assessment Rate Long Side*	Total Assessment
1	190320005015	CITY OF HASTINGS	Pleasant Park	101 4TH ST E		S		1	1.00	\$50,400.00		\$50,400.00
2	190320082011	WRB LLC		10985 160TH ST E	X	CLS		1	1.00	\$6,750.00		\$6,750.00
3	190320085020	WILLARD & LOREN BAUER		11224 160TH ST E	X	CLS		1	1.00	\$6,750.00		\$6,750.00
4	190320001010	ST PHILIPS LUTH CH	1401 15TH ST W	1401 15TH ST W	X	CSS		1	1.00	\$41,400.00		\$41,400.00
5	197700001010	SHANNON J & KRISTYN KONO	1359 15TH ST W	1359 15TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
6	197700001070	ERVEN C & JUDITH ZARUBA	1356 16TH ST W	1356 16TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
7	197700002010	RAYMOND C & DIANNE A RAWAY	1359 16TH ST W	1359 16TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
8	197700002070	NOLAN J & JEAN N APPERT	1356 17TH ST W	1356 17TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
9	197700003010	ROCK RIDGE TRUST	1359 17TH ST W	1359 17TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
10	193285007130	TOMAS J & LORI L BRAUCKS	1400 17TH ST W	1400 17TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
11	193285006080	JOSEPH & CHRISTINA ESLER	1401 17TH ST W	1401 17TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
12	197700003070	DANIEL W KOPLIN	1358 18TH ST W	1358 18TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
13	197700004010	CHRISTOPHER STONE	1359 18TH ST W	1359 18TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
14	197700004070	JANE L CARLSON	1358 19TH ST W	1358 19TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
15	197700005010	ADAM A & LINDSEY POTTER	1359 19TH ST W	1359 19TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
16	197700005070	JENNIFER S LUCHSINGER	1358 20TH ST W	1358 20TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
17	197700006010	SHARON R SMITH	1359 20TH ST W	1359 20TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
18	197700006070	MERLE H & MARY V MUENCH	1356 21ST ST W	1356 21ST ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
19	197700007010	GENE RAY HICKS	1359 21ST ST W	1359 21ST ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
20	193285102050	SCOTT ALAN OLSON	1400 21ST ST W	1400 21ST ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
21	193285103050	LAURA ANN SACCHETTI	1401 21ST ST W	1401 21ST ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
22	197700008010	JONATHAN P GUIDROZ	1359 22ND ST W	1359 22ND ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
23	197700007070	JESSE A KLINTWORTH	1356 22ND ST W	1356 22ND ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
24	194130001010	DAVID T & PATRICIA M RADWELL	1360 23RD ST W	1360 23RD ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
25	191345001010	JAMES W RGNONTI	1361 23RD ST W	1361 23RD ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
26	193285004060	PAUL D & RAE ANN CANEFF	1960 BRITTANY RD	1960 BRITTANY RD	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
27	193285005050	KENNETH L & LINDA T TREMBATH	1961 BRITTANY RD	1961 BRITTANY RD	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
Pleasant Drive Total Assessed											\$149,287.50	

28	195100001010	KENT A & CHRISTINA M KUMMER	2504 OLD BRIDGE LN	2504 OLD BRIDGE LN	X	CSS		1	1.00	\$7,650.00		\$7,650.00
29	195100002010	JAMES & LAURA LEARY	2505 OLD BRIDGE LN	2505 OLD BRIDGE LN	X	CSS		1	1.00	\$7,650.00		\$7,650.00
30	195100001020	KYLE R & KATHERINE G MONTAG SCHAFFER	2506 OLD BRIDGE LN	2506 OLD BRIDGE LN		S		1	1.00	\$7,650.00		\$7,650.00
31	195100002020	JASON & MEGAN VIER	2509 OLD BRIDGE LN	2509 OLD BRIDGE LN		I		1	1.00	\$7,650.00		\$7,650.00
32	195100001030	THOMAS W RADKE	2510 OLD BRIDGE LN	2510 OLD BRIDGE LN		S		1	1.00	\$7,650.00		\$7,650.00
33	195100001040	THOMAS W RADKE	2510 OLD BRIDGE LN	2510 OLD BRIDGE LN		S		1	1.00	\$7,650.00		\$7,650.00
34	195100002030	JOSE AND CYNTHIA MELENDEZ	2517 OLD BRIDGE LN	2517 OLD BRIDGE LN		I		1	1.00	\$7,650.00		\$7,650.00
35	195100001050	CRAIG W & MEGAN J LATCH	2518 OLD BRIDGE LN	2518 OLD BRIDGE LN		S		1	1.00	\$7,650.00		\$7,650.00
36	195100001071	PATRICIA SHATEK	2520 OLD BRIDGE LN	2520 OLD BRIDGE RD		I		1	1.00	\$7,650.00		\$7,650.00
37	195100001060	DONALD J FLUEGEL	2522 OLD BRIDGE LN	2522 OLD BRIDGE LN		I		1	1.00	\$7,650.00		\$7,650.00
38	195100001072	STEVEN & SYLVIA BAUER	2524 OLD BRIDGE LN	2524 OLD BRIDGE LN		I		1	1.00	\$7,650.00		\$7,650.00
39	195100002040	JEFFREY & SUSAN M TOMASSONI	2527 OLD BRIDGE LN	2527 OLD BRIDGE LN	X	CBS	0.25	1	1.25	\$7,650.00	\$7,650.00	\$9,562.50
40	195100001091	SHANE T & CRYSTAL L LANNING	2530 OLD BRIDGE LN	2530 OLD BRIDGE LN	X	CBS	0.25	1	1.25	\$7,650.00	\$7,650.00	\$9,562.50
Old Bridge Lane Total Assessed											\$103,275.00	

41	193285103060	JAMES & MOLLY HOFFMAN	1400 RIDGEWOOD CT	1400 RIDGEWOOD CT	X	CBS	0.25	1	1.25	\$6,750.00	\$7,650.00	\$8,662.50
42	193285104080	DEREK A & ALAN R LIPINSKI	1401 RIDGEWOOD CT	1401 RIDGEWOOD CT	X	CBS	0.25	1	1.25	\$6,750.00	\$7,650.00	\$8,662.50
43	193285103070	JUDITH A GILBERT	1410 RIDGEWOOD CT	1410 RIDGEWOOD CT		S		1	1.00	\$6,750.00		\$6,750.00
44	193285104070	ELIZABETH M OTTO	1411 RIDGEWOOD CT	1411 RIDGEWOOD CT		S		1	1.00	\$6,750.00		\$6,750.00
45	193285104060	TIMOTHY & MARIA HANEBERG	1421 RIDGEWOOD CT	1421 RIDGEWOOD CT		S		1	1.00	\$6,750.00		\$6,750.00
46	193285103080	MARK R & MARY M MATZEK	1430 RIDGEWOOD CT	1430 RIDGEWOOD CT		S		1	1.00	\$6,750.00		\$6,750.00
47	193285104050	ANDREW & MEGHAN CAVALIER	1431 RIDGEWOOD CT	1431 RIDGEWOOD CT		I		1	1.00	\$6,750.00		\$6,750.00
48	193285103090	JANICE M TSTE HERTEL	1440 RIDGEWOOD CT	1440 RIDGEWOOD CT		I		1	1.00	\$6,750.00		\$6,750.00
49	193285104040	JAMES R & DANIELLE L KELLER	1441 RIDGEWOOD CT	1441 RIDGEWOOD CT		I		1	1.00	\$6,750.00		\$6,750.00
50	193285104020	THEODORE E & LUANN AMUNDSON	1450 RIDGEWOOD CT	1450 RIDGEWOOD CT		I		1	1.00	\$6,750.00		\$6,750.00
51	193285104030	MICHAEL D & SHELLY J JOHNSON	1451 RIDGEWOOD CT	1451 RIDGEWOOD CT		I		1	1.00	\$6,750.00		\$6,750.00
RidgeWood Ct Total Assessed											\$78,075.00	

52	193285006090	MICHAEL S & JANICE RAWAY	1400 18TH CT	1400 18TH CT	X	CBS	0.25	1	1.25	\$6,750.00	\$7,650.00	\$8,662.50
53	193285005040	JOHN CARL & CINDY K AARNSS	1401 18TH CT	1401 18TH CT	X	CBS	0.25	1	1.25	\$6,750.00	\$7,650.00	\$8,662.50
54	193285006100	SCOTT F & LEANN M LITSCHKE	1410 18TH CT	1410 18TH CT		S		1	1.00	\$6,750.00		\$6,750.00
55	193285005030	KARLA MARIE GREEN	1411 18TH CT	1411 18TH STREET CT		S		1	1.00	\$6,750.00		\$6,750.00
56	193285006110	EVONNE MARIA CHRISTENSEN	1420 18TH CT	1420 18TH STREET CT		S		1	1.00	\$6,750.00		\$6,750.00
57	193285005020	CALVIN R & DEBRA A HORNER	1421 18TH CT	1421 18TH STREET CT W		S		1	1.00	\$6,750.00		\$6,750.00
58	193285006120	LEE M & PAMELA T KOCHENDORFER	1430 18TH CT	1430 18TH CT		I		1	1.00	\$6,750.00		\$6,750.00
59	193285005010	RUSSELL K & CYNTHIA POND	1431 18TH CT	1431 18TH CT		I		1	1.00	\$6,750.00		\$6,750.00
60	193285006130	CAROL ANN NOVAK	1440 18TH CT	1440 18TH CT		I		1	1.00	\$6,750.00		\$6,750.00
61	193285006140	JERRY A & CAREY BREKKEN	1441 18TH CT	1441 18TH CT		I		1	1.00	\$6,750.00		\$6,750.00
18th Ct Total Assessed											\$71,325.00	

62	191345102050	JANNA PARKS	1301 SOUTHVIEW DR	1301 SOUTHVIEW DR		S		1	1.00	\$6,750.00		\$6,750.00
63	191345101090	MICHAEL P & KATHLEEN ELLIS	1310 SOUTHVIEW DR	PO BOX 532		I		1	1.00	\$6,750.00		\$6,750.00
64	191345102040	PATRICK O & MARY K REGAN	1321 SOUTHVIEW DR	1321 SOUTHVIEW DR		S		1	1.00	\$6,750.00		\$6,750.00
65	191345101080	ARLEEN M GUERBER	1330 SOUTHVIEW DR	1330 SOUTHVIEW DR		I		1	1.00	\$6,750.00		\$6,750.00
66	191345102030	TIMOTHY M & HOLLY J OBRIEN	1341 SOUTHVIEW DR	1341 SOUTHVIEW DR		I		1	1.00	\$6,750.00		\$6,750.00
67	191345102010	JERAD A STEWART	1361 SOUTHVIEW DR	1361 SOUTHVIEW DR		I		1	1.00	\$6,750.00		\$6,750.00
68	191345102020	JERAD A STEWART	1361 SOUTHVIEW DR	1361 SOUTHVIEW DR		S		1	1.00	\$6,750.00		\$6,750.00
Southview Drive Total Assessed											\$47,250.00	

69	191345101040	CHAD & KARA TERHARK	2500 SOUTHVIEW PL	2500 SOUTHVIEW PL		I		1	1.00	\$6,750.00		\$6,750.00
70	191345101050	DONALD K & NICOLE T LATCH	2525 SOUTHVIEW PL	2525 SOUTHVIEW PL		I		1	1.00	\$6,750.00		\$6,750.00
71	191345101030	JOHN N II & DIANE J FOX	2530 SOUTHVIEW PL	2530 SOUTHVIEW PL		I		1	1.00	\$6,750.00		\$6,750.00
72	191345101060	RICHARD J & PAMELA S ANDREWS	2555 SOUTHVIEW PL	2555 SOUTHVIEW PL		I		1	1.00	\$6,750.00		\$6,750.00
73	191345101020	BRIAN BEZDICHEK	2560 SOUTHVIEW PL	2560 SOUTHVIEW PL		I		1	1.00	\$6,750.00		\$6,750.00
74	191345101070	TIMOTHY D & BARBARA WEDEKIND	2575 SOUTHVIEW PL	2575 SOUTHVIEW PL		I		1	1.00	\$6,750.00		\$6,750.00
75	191345101010	KEVIN & MONA ROACH	2580 SOUTHVIEW PL	2580 SOUTHVIEW PL	X	CBS		1	1.00	\$6,750.00		\$6,750.00
Southview Place Total Assessed											\$47,250.00	

Total Assessments \$496,462.50

*Corner lots with long sides abutting an improved street will be assessed 25% of the rate for that street improvement

Assessment Policy Key		
Lot Frontage Type		Assessment Formula
S	Standard	100% of Frontage
CLS	Corner - Improvement on Long Side Only	25% of Frontage
CSS	Corner - Improvement on Short Side Only	100% of Frontage
CBS	Corner - Improvement on Both Sides	100% of Short Side + 25% of Long Side

Reconstruction Streets	
Pleasant Drive and Old Bridge Lane	
Unit Type	Assessed Rate
Single Family Home – Standard	\$7,650 per Lot

Reclaim Streets	
18 th Court, Ridgewood Court, Southview Drive, & Southview Place	
Unit Type	Assessed Rate
Single Family Home – Standard	\$6,750 per Lot