

**Sonja Birr**

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**From:** Greg Minikel  
**Sent:** Thursday, February 22, 2018 3:30 PM  
**To:** Sonja Birr; Dan Koski  
**Cc:** Mike Zimmer; Dan Koski; Jill Erickson; Matt Smits; Mike Zimmer; Olivia Delikowski; Sonja Birr; Steve Herzog  
**Subject:** RE: Proposed Assessment Rate for E. & W. Crescent Dr. - Asphalt Reconstruction  
**Attachments:** Proposed Changes to MMC 7.280.pdf

Sonja,

I talked to the Mayor & Ald. Kummer about the assessment rates this afternoon. Kummer and the Mayor would like to have this item added to the PI Comm. Meeting Agenda for March 1st.

I think the item title could be as follows: "Proposed Ordinance Changes for Asphalt Reconstruction Projects"

-----Original Message-----

**From:** Sonja Birr  
**Sent:** Tuesday, February 13, 2018 9:24 AM  
**To:** Greg Minikel; Dan Koski  
**Cc:** Mike Zimmer  
**Subject:** RE: Proposed Assessment Rate for E. & W. Crescent Dr. - Asphalt Reconstruction

Let me know if you want this to come to the BPW's on 21st.

-----Original Message-----

**From:** Greg Minikel  
**Sent:** Monday, February 12, 2018 11:11 PM  
**To:** Dan Koski; Sonja Birr  
**Cc:** Mike Zimmer  
**Subject:** Proposed Assessment Rate for E. & W. Crescent Dr. - Asphalt Reconstruction

Dan,

Based on my calculations, the estimated assessment rate for the asphalt reconstruction of E. & W. Crescent Dr. is \$93.33/LF.

The estimated assessment rate for the reconstruction using concrete pavement would be \$89.08/LF.

These rates do not include the storm sewer assessment which will likely be \$20-\$25/LF.

The difference is the percentage that the property owner pays. For reconstructions with concrete pavement, the property owners share is 60%. For reconstructions with asphalt pavement, the property owners share is 90%.

I think that we should at least bring this issue before the BPW's to let them know. Can we have Sonja tell the Clerk to add an item for this at the Feb. 21st BPW's meeting???

This is the first time in my 30 years, where we are doing a complete reconstruction with asphalt.

How do we explain at a property owners meeting how the 10th St. property owners only paid about \$35/LF which includes the storm sewer and on E. & W. Crescent they are going to be paying about \$115/LF, unless Council changes the ordinance to match the concrete reconstruction policy.

I believe that there is one property that owns over 200 ft. of frontage. Their bill is going to be more than \$23,000. That is insane.

Sent from my iPad

Proposed Changes  
Ch. 7.280

4. Any nonresidential property that abuts an alley shall receive the same reduction as the residential properties for all alley paving improvements.

(b) Curb and Gutter. Full cost of the curb and gutter shall be assessed to the property and an inspection fee may be assessed.

(2) **Pavement Life.** The life expectancies of high-type pavements are determined to be as follows:

1. Concrete	40 years
2. Hot Mix Asphalt	20 years
3. Hot Mix Asphalt Resurfacing	10 years

In subdivisions or annexed areas accepted by the City after the date of the ordinance codified in this section or any newly opened street, high-type pavements shall be installed within three years.

(3) **New Construction.** Assessments shall be made as follows:

	Concrete	Hot Mix Asphalt
City Share	20%	<del>10%</del> 20%
Property Share	80%	<del>90%</del> 80%

(4) **Reconstruction.**

(a) After Life Expectancy. Assessments shall be made the same as new construction. The foregoing assessment subsection will expire on December 31, 2002. Commencing on January 1, 2003, assessments shall be made as follows:

	Concrete	Hot Mix Asphalt
City Share	40%	<del>10%</del> 40%
Property Share	60%	<del>90%</del> 60%

(b) Prior to Life Expectancy. Assessments to the abutting properties shall be on a prorated basis from zero percent at one-half life expectancy to 100 percent of new construction assessment at full life expectancy.

(c) Arterial and Collector Streets. When concrete pavement on classified arterial or collector streets is reconstructed with new concrete pavement, but no financial aid is received from another governmental unit to reduce the cost of the project, the assessment shall be calculated under methods which reflect City experience for similar projects which have been assigned with aid from other governmental sources.

(5) **Resurfacing.**

(a) After life expectancy, the assessment shall be made to the abutting property based on 100 percent of the project cost.