



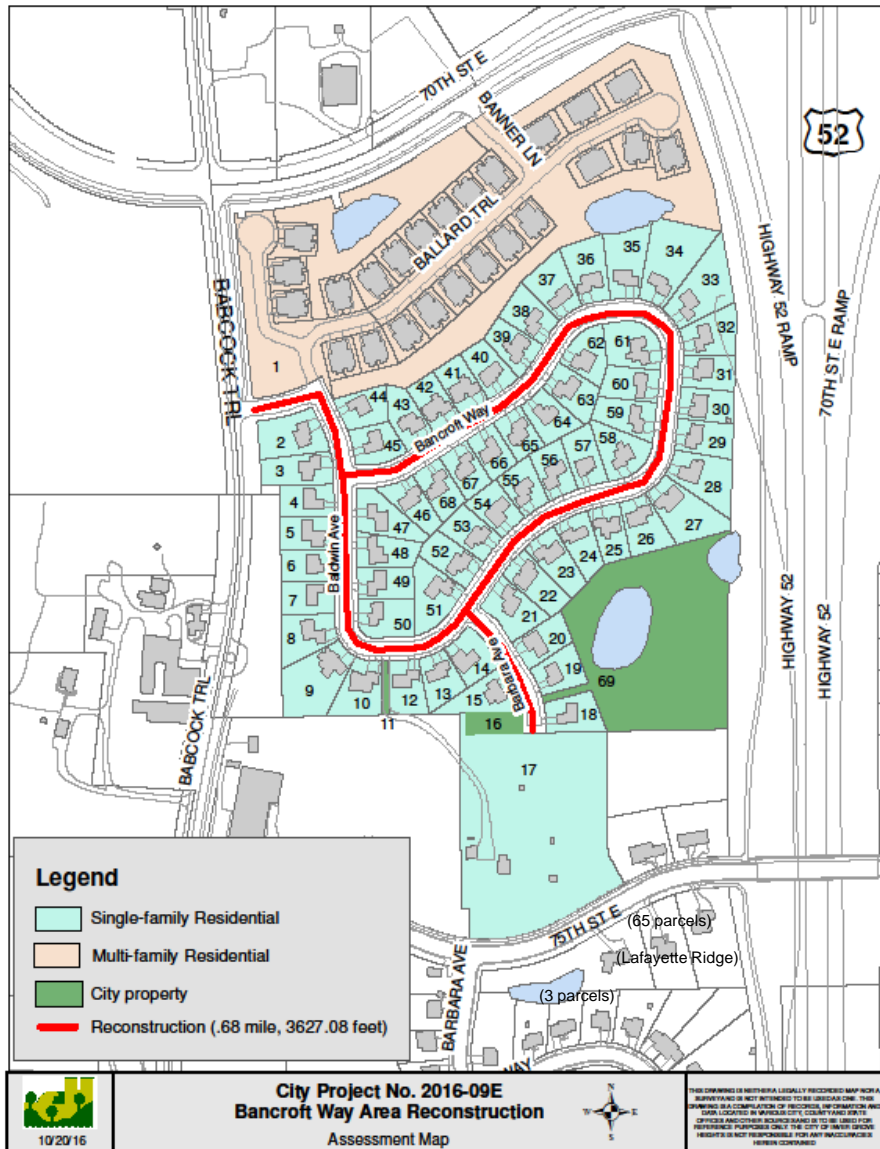
*Ethics, Excellence, Engagement*

# **CITY OF INVER GROVE HEIGHTS**

8150 Barbara Avenue, Inver Grove Heights, MN 55077

651-450-2500

[www.invergroveheights.org](http://www.invergroveheights.org)



**City Project No. 2016-09E**

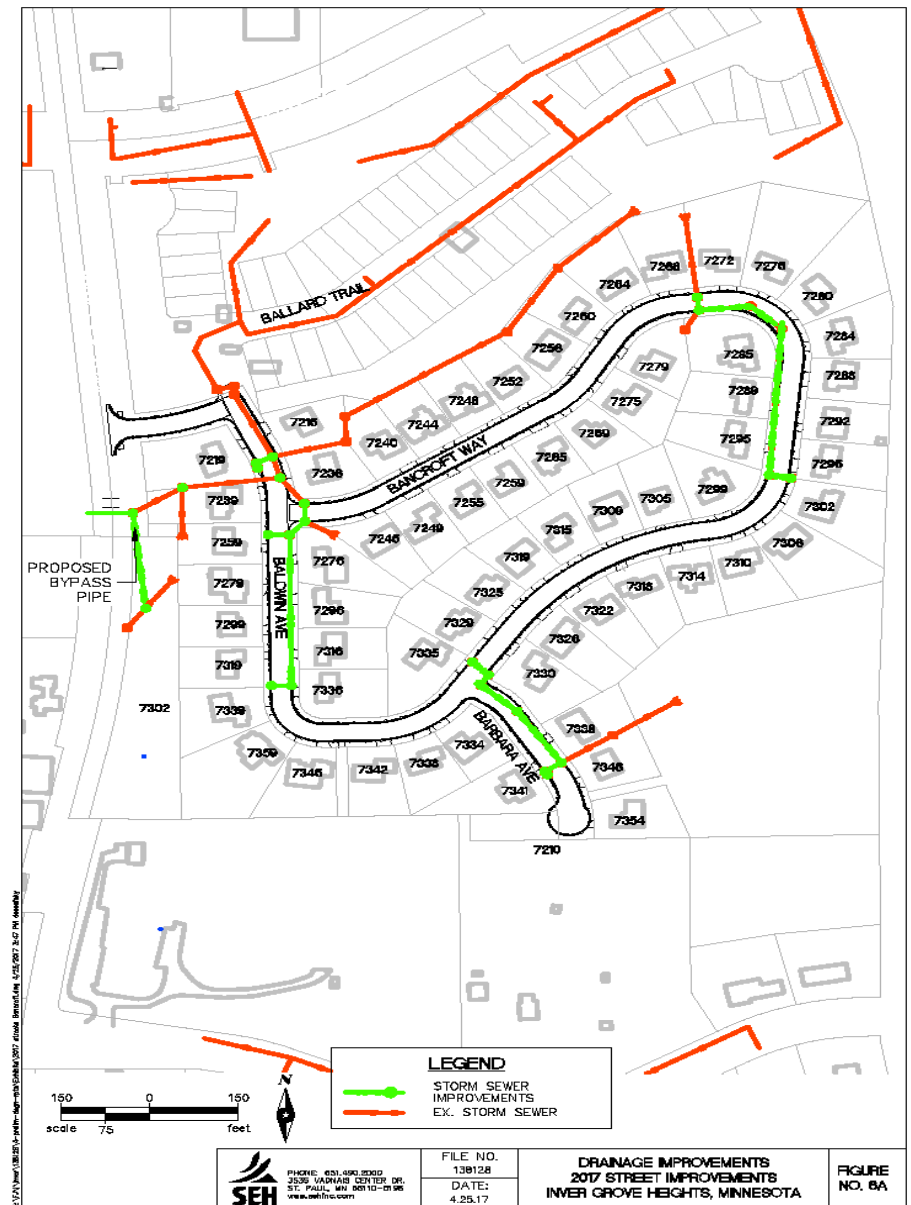
**Bancroft Way Area  
Reconstruction**

**Information Meeting  
April 25, 2017**



# Improvements

- Street Improvements
- Stormwater Facility Improvements
- Storm Bypass Pipe
- Babcock Culvert Crossing
- Barbara Cul-de-sac



8150 Barbara Ave. Inver Grove Heights, MN 55077  
651-450-2500 www.invergroveheights.org

## COSTS/BUDGET

**Total Project Costs ..... \$1,894,125**

Street.....	\$1,357,633
Storm.....	229,134
Utility .....	130,940
Raingardens.....	121,346
Babcock Trail Culvert Crossing.....	32,513
Street Lighting.....	22,559

---

### **Total Project Funding**

PMP .....	\$1,160,573
Street/Storm Assessment (35%) .....	547,887
Street Lighting Assessment (100%) ....	22,212
Utility Fund .....	130,940
County.....	32,513



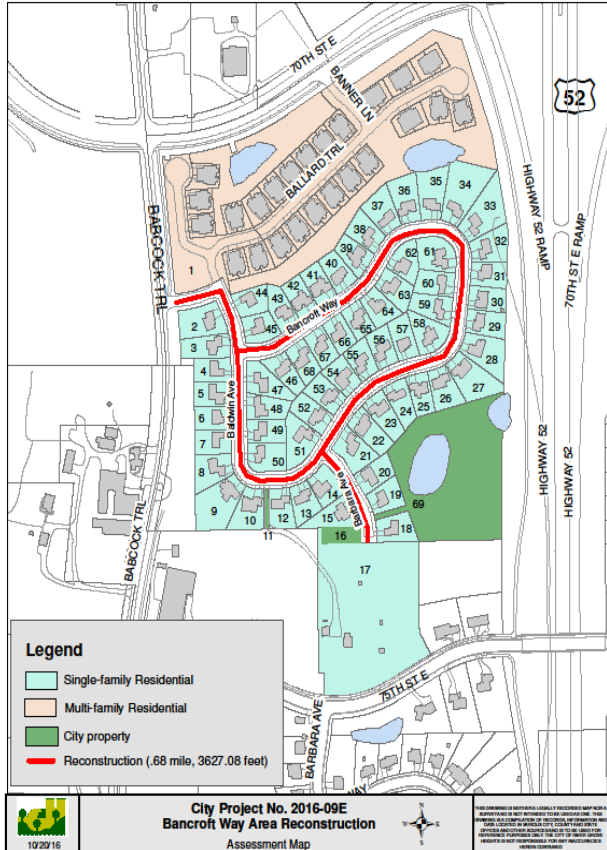
# Special Assessments

## PROPOSED FINAL ASSESSMENT PER POLICY

- \$7,695.60 per single-family home (Street/Storm)
- \$347.06 per single-family home (Street Lighting)
- \$686.74 per townhome (Street)

## APPRAISAL BENEFIT ANALYSIS CAPS

- \$2,500 per townhome
- \$9,000 per single family



# PAYMENT OF ASSESSMENT

## Assessment Payments

- 30-days to pay in full or payments due with 2017 taxes
- 4.4% Assessment Rate (proposed, per policy)
- Interest accrues from date of levy or as otherwise guided by Council
- 10-Year Term (proposed, per policy)

## Deferred Assessments (Income-based)

- 65 years old and older
- Active Military
- 100% Disability



# Project Schedule

The following schedule is proposed for the project:

- Bid Opening.....March 2017
- Neighborhood Informational Meeting.....April 25, 2017
- Assessment Hearing/Award Project.....May 8, 2017
- Begin Construction.....May 24, 2017
- Final Completion.....September 2017



## LIGHTING



Lighting 100% Assessed

### Current Lighting Status

- 25 year agreement (group 5 rate) expires in 2022
- Option 1: no costs to leave lights (HPS)
- Option 2: replace existing lights for \$22,559 (LED)
- Option 3: replace ex. lights (3 across street) \$19,912
- Option 4: Barbara Culdesac lighting \$3,953





## Other Options

- Option 5: 9 lights with 300' spacing \$30,327
- Option 6: 10 lights (add Barbara CDS) \$34,280

## Staff Notes:

- Staff takes no position on the lighting
- Providing information for a resident/Council decision



# QUESTIONS AND COMMENTS ON ASSESSMENTS

8150 Barbara Ave. Inver Grove Heights, MN 55077  
651-450-2500 [www.invergroveheights.org](http://www.invergroveheights.org)



*Ethics, Excellence, Engagement*

# Project Items

- Obstructions in right-of-way property owner's responsibility (landscaping, irrigation, invisible fence)
- Driveway reconstruction program
- Raingarden Program
- Sump Pump
- Barrier Curb

# QUESTIONS AND COMMENTS ON PROJECT

8150 Barbara Ave. Inver Grove Heights, MN 55077  
651-450-2500 [www.invergroveheights.org](http://www.invergroveheights.org)



*Ethics, Excellence, Engagement*

