



CITY OF COTTAGE GROVE
MINNESOTA

To: Honorable Mayor and City Council
Jennifer Levitt, City Engineer

From: Brian A. Voelker, Public Works Management Analyst

Date: Friday, November 30, 2007

Subject: Pavement Management Assessment Survey

Introduction

We have chosen seven cities to be surveyed for their current assessment policies. We have chosen these cities because of their relative size, demographics, and proximity to Cottage Grove. Below is a small summary of how each of the five neighboring cities assesses their policies for reconstruction and major maintenance projects. We have also included a spreadsheet at the end of the memo with each city's type of assessment, percent of project cost assessed, what the average single family home is assessed, if they assess for reconstruction projects and if they include each utility.

Woodbury

The following is the City of Woodbury's assessment policy:

Residential Streets

Street, Curb and Gutter Construction

1. Urban/Low-Density
 - a. For major maintenance of streets 32 feet or less in width, 33% of project costs will be assessed to the area benefited on a per residential lot basis with front yard frontages along the street being repaired.
 - b. For major maintenance of streets wider than 32 feet in width, the per residential lot cost will be based on the average project cost of major maintenance for a 32 foot wide street within the municipal urban service area and 28 foot wide street in the rural/estate areas.
 - c. Vacant and unplotted residential properties having frontage on the street having major maintenance performed will be assessed upon the number of potential lots into which the property could be subdivided.
2. Medium and High Density Residential Property
 - a. For major maintenance of streets 32 feet or less in width, 33% of the project cost will be assessed to the area benefited on a per residential unit basis.
 - b. For major maintenance of streets wider than 32 feet in width, the per residential lot cost will be based on the average project cost of major maintenance for a 32 foot wide street within the municipal urban service area and 28 foot wide street in the rural/estate areas.
 - c. Vacant and unplotted medium and high density property with frontage on the street having major maintenance performed will be assessed upon the number of potential lots into which the property could be subdivided.

**Associated Infrastructure Repairs
Storm Sewer, Sanitary Sewer, and Water**

1. The cost of lateral storm sewer improvements within the area where streets are receiving major maintenance, will be included in the project cost to be assessed at the same rate as the street portion.
2. The total cost of lateral sanitary sewer and water maintenance and reconstruction within the area where streets are receiving major maintenance will be included in the project cost to be assessed.
3. The total cost of new lateral sanitary sewer and water main construction will be assessed against the properties receiving sanitary sewer and water service by the new construction.

The last road rehabilitation Woodbury had in a residential neighborhood was in 2006 in Parkwood Knoll. This was a full reconstruction with new water main and services, curb, sanitary sewer repairs, and sub-grade corrections. Following our assessment policy, we proposed to assess each household approximately \$10,000 for all the improvements however, we were limited to \$6,900 due to benefit appraisals. The chart below shows the past 12 years of assessed improvements since 1994:

YEAR ASSESSED	DEVELOPMENT	ASSESSMENT AMOUNT
1994	Woodbury Heights	\$ 1,750.00
1996	Royal Oaks (phase I & II)	\$ 2,861.37
1998	Royal Oaks (phase III & IV)	\$ 2,875.00
2003	Park Hills	\$ 4,443.56
2003	Cukier Addition	\$ 3,517.63
2006	Parkwood Knoll	\$ 6,900.00

Stillwater

Stillwater assesses for 50% to 60% of the total project costs. The total project costs include street resurfacing, curb and gutter, sidewalk, watermain, sanitary sewer, and drainage improvements.

Inver Grove Heights

Inver Grove Heights contributes 20% (80% assessed to benefiting properties) of the total project cost for overlays and reconstruction projects. Reconstruction projects include water, sewer, and street improvements. Stormwater is assessed based on drainage area charges. If a project area receives stormwater from a different neighborhood, the stormwater improvements would be paid by the City. The balance of the total project cost will be assessed to the adjacent properties. For single family residential and twin home properties, the total assessment will be evenly divided on a unit (per lot) basis. On streets that have both urban and rural density development, the assessment amount will



be apportioned to each development density using the front footage, with that portion for a specific development density divided by the number of lots to arrive at the per lot assessment amount.

The Council has the discretion to increase the City's share of the cost to 50%. Factors that would allow the Council to consider such an adjustment are: excessive subgrade correction, problems with the existing in-place bituminous mixture, segmented (built in sections over a number of years) construction, and a change in the City's design standard since the original construction (or last reconstruction) of the street.

The assessments are spread over five (5) years unless modified by the City Council.

Hastings

Non-Collector and Non-Municipal State Aid Streets

All street, storm sewer, and sidewalk reconstruction or rehabilitation improvements of non-collector streets or non-municipal state aid streets shall be assessed on a front foot basis. The front foot assessment rate shall be based on 90% of the estimated special benefit to the assessed properties accruing from the construction improvements.

Properties benefiting from the street, stormwater, and sidewalk improvements shall be assessed based on abutting frontage.

Sanitary Sewer, Watermain, and Utility Service Improvement, Special Assessment Policy

The cost of replacing or repairing existing sanitary lines shall not be assessed against abutting property owners but shall be funded by the city's Waste Water Fund. The cost of replacing or repairing existing water mains shall not be assessed against abutting property owners but shall be funded by the city's Water Fund.

Oakdale

The City of Oakdale has not changed our assessment rates since 1992 and they are \$40/foot for single family, \$55/foot multifamily, and \$75/foot commercial industrial. Most single-family lots are 80 - 100 feet wide, resulting assessments are \$3,200 - \$4,000/parcel. The City's share of project costs are determined by deducting the assessable costs from the project costs. The City's share shall be financed with MSA, Capital Improvement Funds, or Maintenance Funds.

Utility Improvements

The replacement of water mains, sanitary sewer mains and service lines within the right-of-way, shall be financed out of the Utility Reserve Fund. While the replacement of services on private property shall be paid for by the property owner.



Storm Sewer Projects

Shall be incorporated and considered as part of roadway reconstruction projects and financed out of the Surface Water Management Fund.

St. Paul Park

St. Paul Park has changed its policy this past year, going from a 75% property owner/25% City cost split to a 33% property owner/67% City split for residential. The commercial/industrial rate changed from the 75%/25% split to a 40%/60% split. This made the assessments for the 2007 Street project just under \$2600 for a 75' residential lot. The last two street reconstruction projects before the 2007 Street occurred in 2002 and 2003. The projects were completed under the old assessment policy and the assessment was just under \$3300 for a 75' residential lot on the 2003 project.

The assessments include street resurfacing, curb and gutter, and stormwater drainage improvements.

Roseville

Roseville assesses 25% of total reconstruction cost to adjacent benefiting property. The typical reconstruction projects include street improvements, sanitary sewer repair, drainage facilities, and other necessary appurtenances. Stormwater, sanitary sewer and watermain repairs are funded by the City's Utility Funds. The estimated assessment rate for 2008 Pavement Management Project is \$32.30 per linear foot.

City Assessment Summary

City	Type of Assessment	% of Project Cost Assessed	Single Family Home Assessment	Reconstruction Projects	Storm Water	Sanitary Sewer	Water Main
Cottage Grove	% of Project Cost	45%	\$ 3,450.00	Yes	Yes	Yes	Yes
Hastings	Appraised Benefit		\$ 4,500.00	Yes	Yes	No	No
Woodbury	% of Project Costs	33%	\$ 6,900.00	Yes	Yes	Yes	Yes
St. Paul Park	% of Project Costs	33%	\$ 2,947.00	Yes	Yes	No	No
Inver Grove Heights	% of Project Costs	80%	\$ 5,750.00	Yes	Yes/based on drainage area	Yes	Yes
Oakdale	Fixed \$40 per LF of FF since 1992		\$ 3,400.00	Yes	No	No	No
Stillwater	% of Project Cost	50-60%	\$ 7,000.00	Yes	Yes	Yes	Yes
Roseville	% of Project Cost	25%	\$ 2,745.00	Yes	No	No	No

Single Family Home Assessment is based on an average lot of 85 linear feet of front footage.