



Legislation Text

File #: Res. 2019-049, **Version:** 1

City Council Meeting Date: June 4, 2019

To: Mayor and City Council
City Administrator

From: Sean Simonson, Engineering Manager
David E. Bennett, Public Works Director/City Engineer

Subject:
Consider Adopting Service Assessments - Division and Seventh Street Reconstruction Project

Action Requested:

The Northfield City Council is asked to consider approval of the attached Resolution Adopting Special Assessments for private utility service connections related to the Division Street and Seventh Street Reconstruction Project (STRT2018-A37).

Summary Report:

Service connections are the responsibility of the property owner from the right-of-way (ROW) to the structure serviced. During a street reconstruction project some property owners either choose or are required to replace their service connections. The assessment policy allows for the cost of the service connections to be assessed if the property owner chooses to have the work completed with the City's project. During this project, one individual service connection was replaced.

The Council is being asked to approve a resolution adopting the special service line assessments for the Division Street and Seventh Street Reconstruction Project (STRT2018-A37). Notice of the final assessment amounts were sent to property owners on May 17, 2019. This amount is in addition to the project assessment that was adopted on May 15, 2018.

Project Information:

Sewer and water service connections from the ROW to the residence may, and in some circumstances must, be replaced as provided by Code Sec. 66-64. Examples include lead water service lines or services that have degraded to a point the City cannot make a secure connection as part of the main project. The cost of service line replacements from the ROW to the building are the responsibility of the property owner. However, City Code allows the property owner to have the costs assessed and paid over ten years if the City's contractor performs the work.

During the street reconstruction project, those services which were determined to need replacement were identified. The property owners were then notified the replacements were necessary and were given two options, complete the work with a contractor of their choice or have the City complete it as part of the City's project. Property owners who choose to have the City complete the work signed an agreement addressing the construction easement and a waiver of their right to appeal the assessment.

Assessments for this work were not adopted as part of the assessments for the street reconstruction project. Costs were tabulated during construction and notices of the final amounts were sent to the property owners on May 17, 2019.

Alternative Options:

Due to the agreements and waivers that have already been signed by the property owners the Council is asked to pass the resolution so the costs can be assessed.

Financial Impacts:

Since the property owners were notified of and agreed to the costs there is a net zero impact to the project cost.

Tentative Timelines:

Upon adoption of the special assessments, staff will notify the property owners via transmittal letter. At that time they will have 30 days (July 4, 2019) upon which the assessment can be paid interest free. Interest will be charged should the owner choose to pay after that time. Any unpaid balance will be certified to the county and become part of their property tax statement. The total assessment amount will be amortized over a ten year period on the owner's property tax statements.