

Falcon Heights City Council Workshop

**City Hall
2077 W Larpenteur Ave.
6:30 p.m.**

**AGENDA
Wednesday, May 6, 2015**

- 1) Discussion regarding Sidewalks along Garden Avenue**
Attachments:
 - Staff report provided by Kristine Giga – Civil Engineer**

If you have a disability and need accommodation in order to attend this meeting, please notify City Hall 48 hours in advance between the hours of 8:00 a.m. and 4:30 p.m. at 651-792-7600. We will be happy to help.

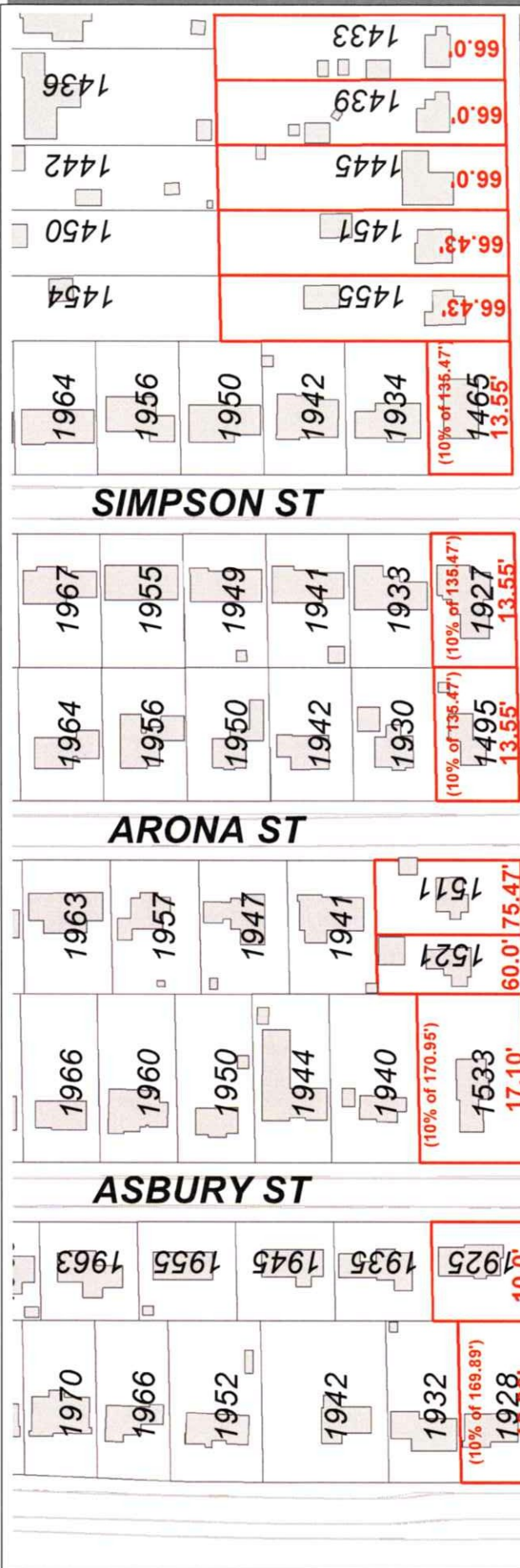


The City That Soars!

WORKSHOP ITEM

Meeting Date	May 6, 2015
Agenda Item	Workshop 1
Submitted By	Kristine Giga, Civil Engineer
Attachments	Proposed Funding Example from 2006

Item	Garden Avenue Sidewalk Discussion
Description	<p>At the April workshop discussion, several questions were asked regarding potential assessments for a sidewalk on Garden Avenue, and how the sidewalk was assessed and paid for when constructed on Roselawn Avenue in 2006.</p> <p>Historical information on the Roselawn sidewalk:</p> <p>See the attached excerpts from the 2006 Feasibility Report for information on the Roselawn Avenue sidewalk construction. This project was completed prior to the adoption of the current Assessment Policy. The sidewalk costs were not included in the assessments.</p> <p>From the current City Assessment Policy (adopted June 13, 2007):</p> <p>G. Sidewalks, trails and pathways Off-street facilities provide a safe walking alternative for pedestrians. As such, the City of Falcon Heights recognizes the importance of these facilities and will construct them when possible. Project costs will be calculated on a per-foot basis and assessments will be applied based on the property's front footage in the following manner:</p> <ol style="list-style-type: none"> 1. Residential properties - 25% of the per foot cost multiplied by the total front footage 2. Commercial properties - 40% of the per foot cost multiplied by the total front footage 3. Tax-Exempt properties - 100% of the per foot cost multiplied by the total front footage
Attachment	Proposed Funding Example from 2006



Roselawn Avenue, P-06-02 Proposed Assessments, West Section

Prepared by: **ROSEVILLE** Engineering Department
December 6, 2005

City of Roseville
City of Falcon Heights

123' Assessable Frontage

LEGEND:
 Roselawn Project
 Assessed Parcel
 123' Assessable Frontage

City Boundary
 Roadway Edge
 Parcels
 Buildings

Scale: 0 25 50 75 100 Feet
 maploc: RosevilleWest.ppt
 map: RosevilleWest.ppt

North Arrow

PROPOSED FUNDING

A. Public Improvement Assessments:

Assuming this project is completed by fall 2006, the final assessment amount would be determined following an assessment hearing in the fall of 2006 and a thorough review of the proposed assessments by the Council. These City of Falcon Heights assessment policies are all being followed:

- All residentially zoned properties with frontage abutting a street which is reconstructed shall be assessed on a front-foot basis at the Residential equivalent assessment rate. The Residential equivalent assessment rate for this project shall be the same as the rate established for the 1999 Street Improvements. This rate is \$26.50/foot.
- Front footage shall be determined at the building setback line as described in the Falcon Heights Zoning Ordinance and shall be measured parallel to the property line abutting the improvement.
- In the case of corner lots, only the short side shall be assessed.
- The proposed pathway along Roselawn Avenue is a part of the City’s pathway plan. As a result, no costs associated with pathway construction will be assessed to property owners.
- Any utility replacement/repair be funded by the appropriate utility fund and not become part of the assessable portion of the project.

PROPOSED ASSESSMENT ROLL			
ASSESSMENT RATE = \$26.50/FOOT			
PID	Address	Assessable frontage	Estimated assessment
0152923320047	1910 Snelling Avenue	78.17	\$2,071.51
0152923310045	1444 Roselawn Avenue	89.4	\$2,369.10
0152923310002	1912 Sheldon Avenue	76.5	\$2,027.25
0152923310010	1913 Sheldon Avenue	76.5	\$2,027.25
Total		320.57	\$8,495.11

B. Private Improvement Costs:

In addition to the public work proposed, this project may include the construction of a number of private improvements. The cost of these private facilities is the responsibility

of the benefiting property owner.

- The benefiting property owner shall pay for private sanitary sewer repair. This cost may be added to the property's assessment.
- The benefiting property owner shall pay for private driveway work. This cost must be paid in full prior to such work and may not be added to the property's assessment.

C. Turnback funds:

Ramsey County set aside funds for future improvements as part of the turnback of this roadway to Falcon Heights and Roseville. Their contribution will be \$175,000.

D. Utility Funds:

Each City will pay for their individual City utility replacement/ repair. This work will be funded by the appropriate utility fund and not become part of the assessable portion of the project.

E. MSA funds:

Municipal State Aid (MSA) funds shall pay for all remaining project costs.

FUNDING SUMMARY FOR ENTIRE PROJECT			
	Estimated cost	Falcon Heights Share	Roseville Share
Street & Pathway Construction	\$841,859.38	\$420,929.69	\$420,929.69
Storm Sewer Construction	\$68,875.00	\$34,437.50	\$34,437.50
Capitol Region requirements	\$38,449.66	\$19,224.23	\$19,224.23
Watermain Reconstruction	\$182,812.50	\$0	\$182,812.50
Total	\$1,131,996.54	\$474,591.42	\$657,403.92

CITY OF FALCON HEIGHTS ROSELAWN CONSTRUCTION FUNDING SUMMARY	
MSA street and pathway costs	\$324,934.58
MSA storm water costs	\$53,661.73
Assessments	\$8,495.11 (320.57ft @ \$26.50/ft)
Ramsey County	\$87,500
Total	\$420,929.69