

2020 Street & Utility Improvements

Final Assessment Hearing
Byron, MN

April 14, 2020

Presenter: Bill Angerman, P.E.

Outline

- Project Area
- Improvements
- Costs
- Schedule
- Appeal Process (MN Statute 429)
- Public Comments

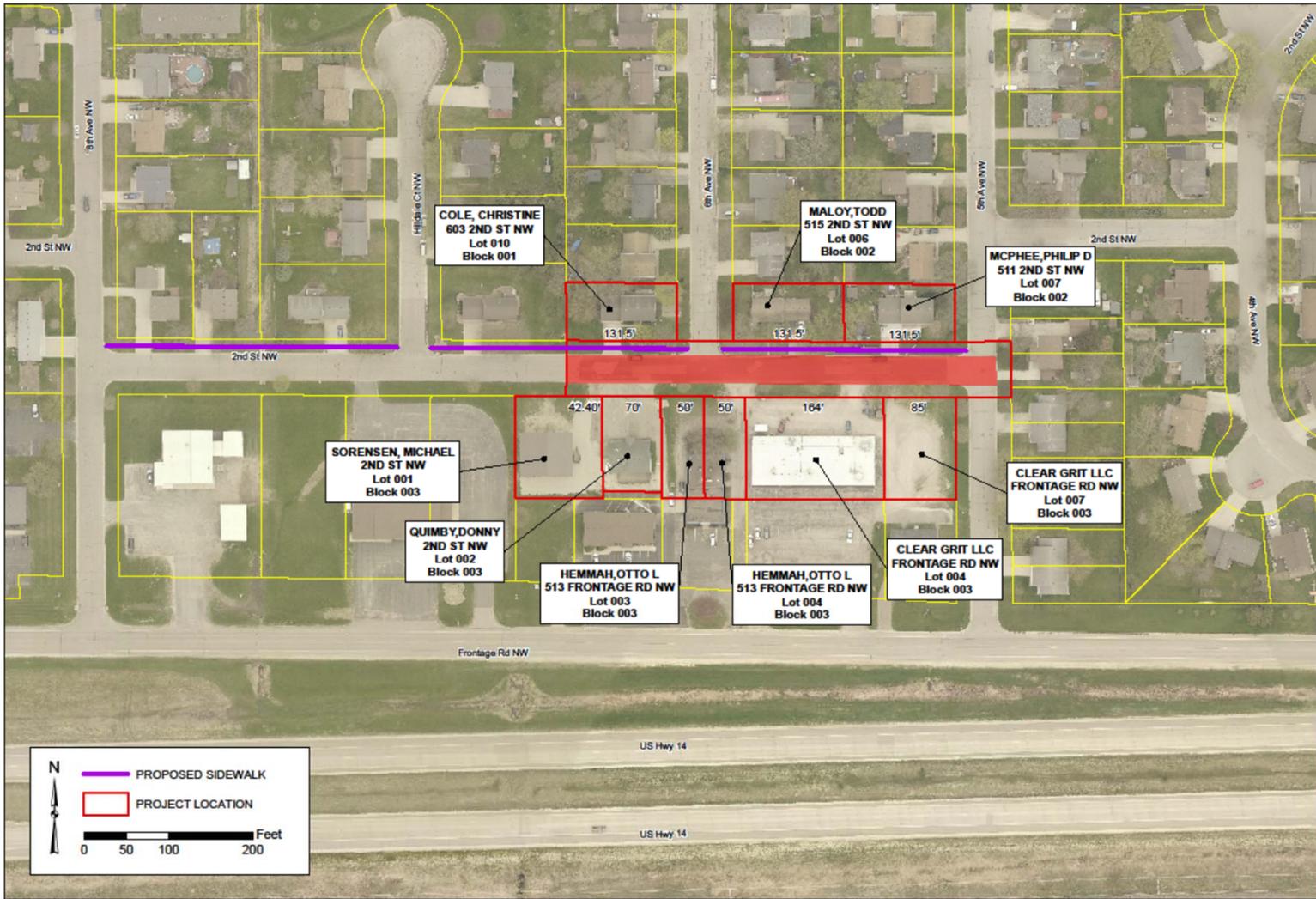
2nd Street NW Project Area



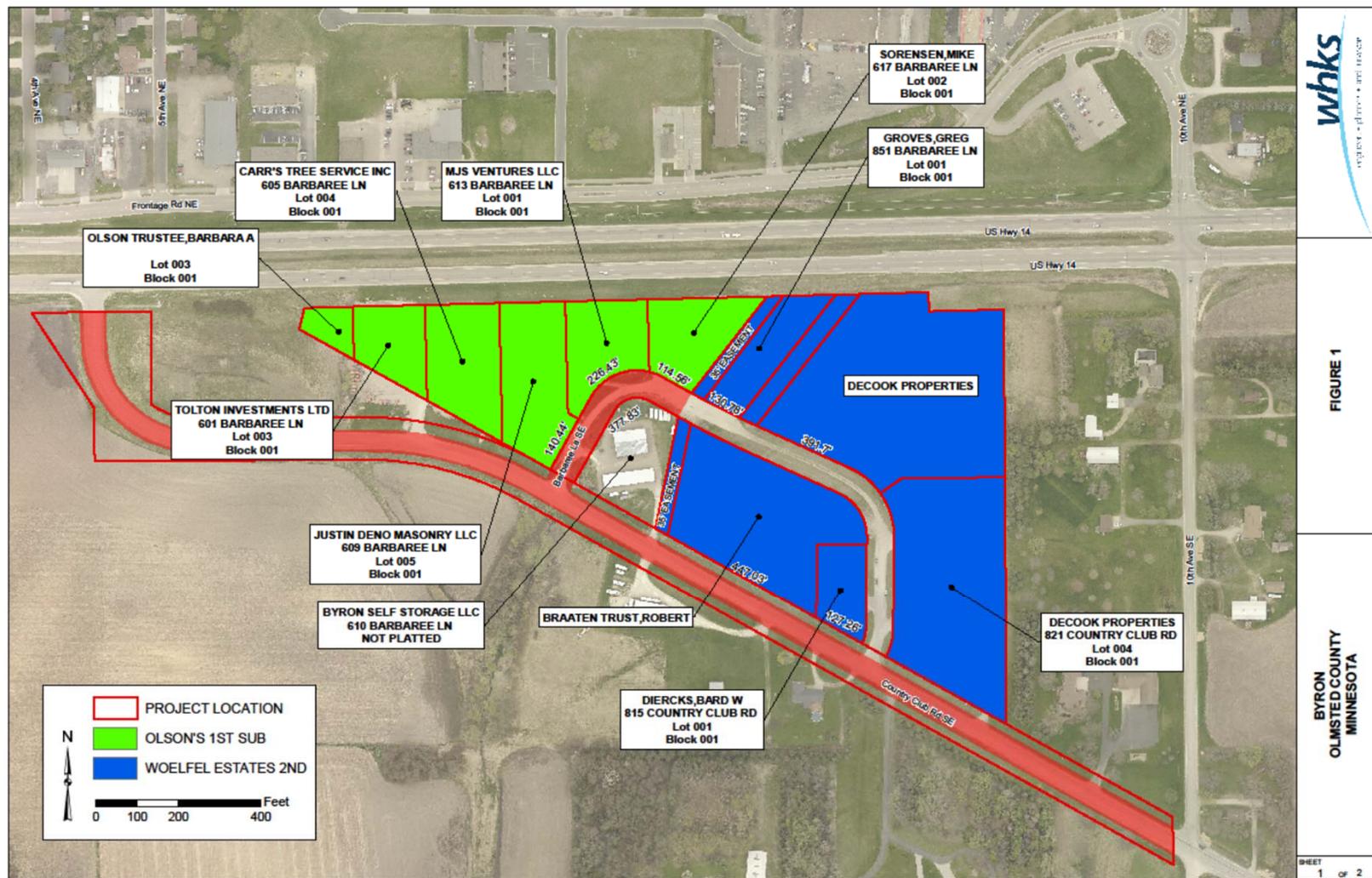
FIGURE 2

BYRON
OLMSTED COUNTY
MINNESOTA

SHEET
2 of 2



Barbaree Ln Project Area



2nd Street Improvements

2nd Street NW:

- The existing street width is 34 feet from back of curb to back of curb and will remain the same
- Replace all water mains and services
- Replace sanitary sewer and services
- Replace and add storm sewer and subdrain
- New sidewalk on north side of 2nd from 5th to 8th Ave
- Boulevard trees will be affected

Barbaree Lane Improvements

Barbaree Lane:

- Proposed street width 34 feet from back of curb to back of curb
- Add sanitary sewer and services – sanitary sewer will not be active until a lift station is constructed in the future.
- Add storm sewer and replace existing culverts
- Replace watermain and services beneath Barbaree Ln

2nd Street NW Costs

- Assessments to Property Owners

Approximately 20% of Total Assessable Project Costs

- Assessments

- Assessment per foot \$58.70

- Senior Citizen and Hardship deferrals, contact City Hall

- Prepay due Nov. 15, will appear on 2021 taxes with an interest rate 3.25%

- City Portion

- 80% of assessable project costs

- Watermain, Sanitary Sewer, Storm sewer and Subdrain not assessed to property owners

Barbaree Lane Costs

- Assessments to Property Owners

Approximately 20% of Total Assessable Project Costs

- Assessments

- Assessment per foot \$66.60

- Senior Citizen and Hardship deferrals, contact City Hall

- Prepay due Nov. 15, will appear on 2021 taxes with an interest rate 3.25%

- City Portion

- 80% of assessable project costs

- Watermain and Sanitary sewer not assessed to property owners

Proposed Schedule

- Final Assessment Hearing April 14, 2020
- Award Contract April 14, 2020
- Begin Construction June, 2020
- Complete Construction Oct 16, 2020
 - Final pavement layer on
2nd St & Barbaree Ln July 2, 2021

Appeal Process

- Written objections considered at hearing by the City Council
- Within 30 days after adoption of the assessment an owner may appeal to the district court by serving a notice upon the mayor or clerk.
- Clerk shall furnish appellant a certified copy of objections filed in the assessment proceedings, assessment roll and all papers necessary to present the appeal.

Appeal Process (cont'd)

- The court shall either affirm the assessment or set it aside and order a reassessment.
- If appellant does not prevail upon the appeal, the costs incurred shall be taxed by the court.
- All objections to the assessment shall be deemed waived unless presented on such appeal.

Thank You

Public Comments