

# BLAINE PUBLIC WORKS

Providing High Caliber Municipal Services to Develop a Quality Community



**Safety – Accountability – Communication**  
**Trust - Respect**



# Special Assessment Policy

- ❑ Used for an improvement which are undertaken in the interest of the public.
- ❑ A charge to particular parcels deemed to receive special benefit to the program.
- ❑ Funds are used to help finance the projects.



## TYPES OF ROAD IMPROVEMENTS:



### ➤ Bituminous Overlay

- 1-1/2 - 2 inch layer of new pavement on existing pavement

### ➤ Bituminous Replacement

- Reclaim existing pavement, curb & gutter spot repair, new pavement

### ➤ Partial Reconstruction

- Remove & replace pavement, significant curb & gutter repair, minor storm sewer work

### ➤ Full Reconstruction

- Remove & replace pavement, profile changes, install curb & gutter and storm sewer

## PROPOSED SPECIAL ASSESSMENT POLICY:



### ➤ Single Family Residential

- \$633 per lot for Bituminous Overlay
  - (Unchanged)
- \$1,400 per lot for Bituminous Replacement
  - (Up from an equivalent of \$1,144)

### ➤ Commercial/Industrial/High Density Residential

- \$12.64 per front foot for Bituminous Overlay
  - (Unchanged)
- \$27 per front foot for Bituminous Replacement
  - (Up from an equivalent of \$20/ft)

Fixed Rate - Indexed to Inflation

Assessment periods: 5 years

## TYPES OF ROAD IMPROVEMENTS:

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- ✓ Bituminous Replacement
- Partial Reconstruction
- Full Reconstruction

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## PURPOSE OF A RECONSTRUCTION PROGRAM:



- Goals:
1. Concrete curb and gutter
  2. Pavement to support 10-ton per axle vehicles - subbase, gravel, asphalt

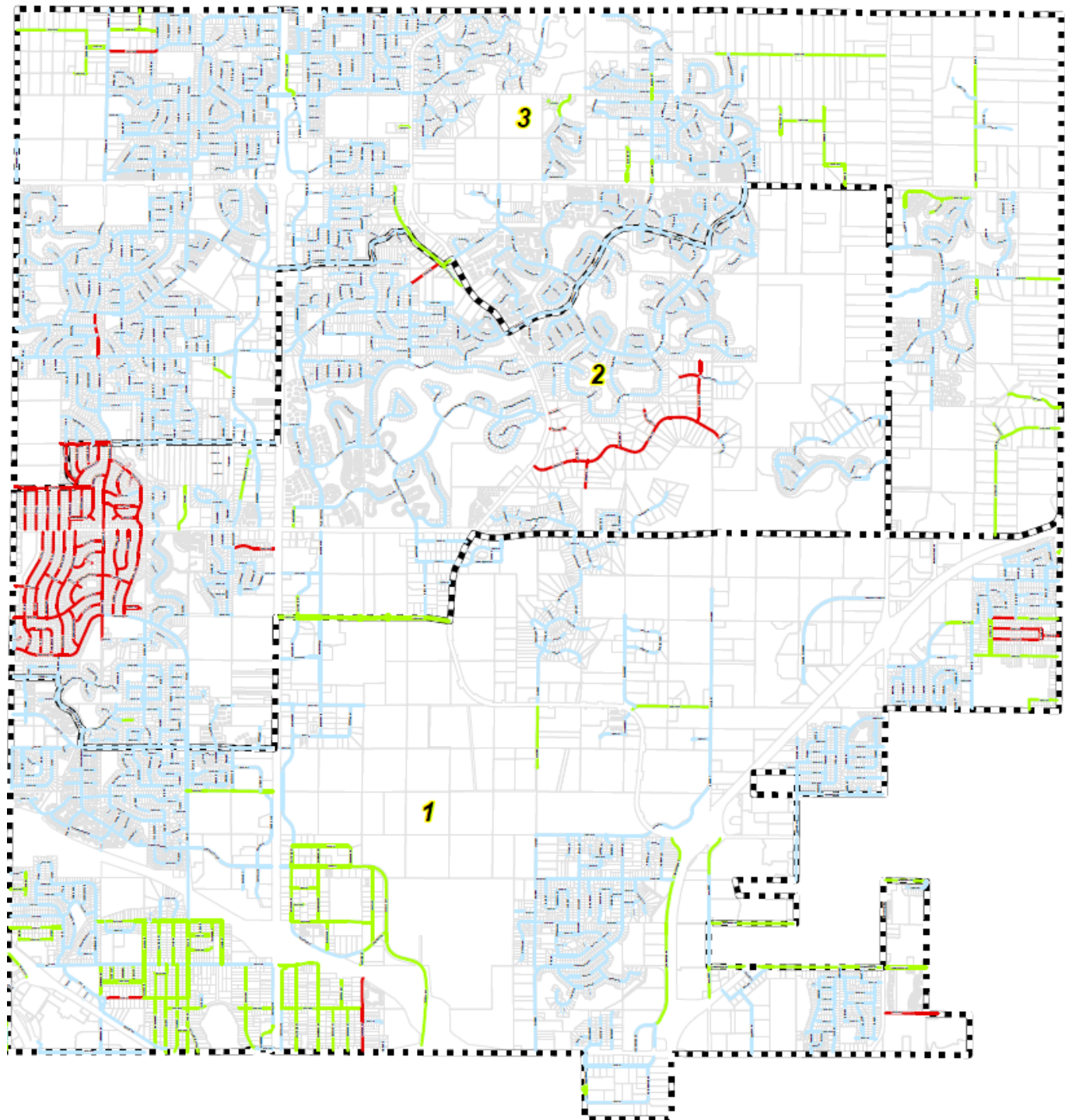
Generally concrete curb & gutter can last through several pavement replacements with only minor repairs.

Approximately  
250 miles of  
street  
centerline.

Nearly 200 mi.  
have concrete  
curb.

Some will  
remain 'rural'  
section.

Approx. 50 mi  
need to be  
reconstructed.





## PROPOSED SPECIAL ASSESSMENT POLICY:



- Increase the assessed percentage for Partial or Full Reconstructs to:
  - 50% for Single Family parcels
    - (Up from 25%)
  - 66% Commercial/Industrial/High Density Residential
    - (Up from 50%)

Assessment periods:

Increase from 10 years to 15 years

# ASSESSMENT COMPARISON FOR SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD

## RECONSTRUCTIONS

	Current Policy		Proposed Policy	
	25% Cost Share		50% Cost Share	
	Typical Assessment	Monthly Payment: 10 years @ 4% Interest	Typical Assessment	Monthly Payment: 15 years @ 4% Interest
<b>Partial Reconstruction</b>	\$2,573	\$26.05	\$5,147	\$38.07
<b>Full Reconstruction</b>	\$4,146	\$41.98	\$8,292	\$61.34

# ASSESSMENT COMPARISON FOR SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD

## RECONSTRUCTIONS

	<b>Current Policy</b>		<b>Proposed Policy</b>		<b>Alternate 1 Policy</b>	
	25% Cost Share		50% Cost Share		40% Cost Share	
	Typical Assessment	Monthly Payment: 10 years @ 4% Interest	Typical Assessment	Monthly Payment: 15 years @ 4% Interest	Typical Assessment	Monthly Payment: 15 years @ 4% Interest
<b>Partial Reconstruction</b>	\$2,573	\$26.05	\$5,147	\$38.07	\$4,118	\$30.46
<b>Full Reconstruction</b>	\$4,146	\$41.98	\$8,292	\$61.34	\$6,334	\$49.07

# ASSESSMENT COMPARISON FOR A 200 FOOT WIDE COMMERCIAL LOT Partial & Full Reconstruction

		CURRENT ASSESSMENT POLICY		REVISED ASSESSMENT POLICY	
		50% Assessable		66% Assessable	
Project Type	Project Cost Per Linear Foot of Frontage	Assessment Rate Per Front Foot	Assessment for a 200 FT Lot	Assessment Rate Per Front Foot	Assessment for a 200 FT Lot
Partial Reconstruction	\$90	\$45	\$9,000	\$59.40	\$11,880.00
Full Reconstruction	\$145	\$73	\$14,500	\$95.70	\$19,140.00



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- ✓ Full Reconstruction

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