



City of Blaine Anoka County, Minnesota

Blaine City Hall
10801 Town Sq Dr NE
Blaine MN 55449

Legislation Text

File #: RES 22-110, Version: 1

Public Hearing - *Dan Schluender, City Engineer*

Supplemental Assessments for 12370 Lever Street and 4601 125th Avenue

The public hearing for the Lever Street Improvement Project was held on May 4, 2020. During the public hearing there were two properties that filed an appeal to their assessment. Those parcels were 12370 Lever Street (PID 013123310003, Legal: The NE1/4 of the SW1/4 of Sec 1 T31 R23; Ex the N 500 FT thereof; also EX RD; Subj to Ease of Rec) and 4601 125th Avenue (PID 013123430001, Legal: The S1/2 of SW1/4 of SW1/4 of SE1/4 of Sec 1 TWP 31 RGE 23, EX RDS, Subj to Ease of Rec).

The Lever Street Improvement project was ordered by the City Council on July 13, 2017 with Resolution No. 17-081. The construction contract was awarded by the City Council to LaTour Construction, Inc. on April 19, 2018 with Resolution No. 18-66 and construction was completed in the fall of 2019.

Project No. 17-07 included repair/replacement of concrete curb and gutter and sidewalk, storm drainage improvements, minor water main improvements, asphalt surface replacement, traffic control signage and appurtenant construction. The total cost of the project is as follows:

Construction Costs	\$ 2,784,009.91
Engineering Costs	\$ 403,632.19
Bond Interest Payments	\$ 75,498.37
Administration, Assessing, Other	\$ 277,500.39
Total	\$ 3,540,640.86

The total project cost indicated in the Feasibility Report was \$3,947,400.00.

The Assessment Roll has been prepared consistent with the Feasibility Report. Of the total cost, the amount to be assessed is \$1,703,409.93. The Public Utility Fund will contribute \$1,220,610.69. Deferred assessments for sanitary sewer and watermain to be collected as future connection charges is \$328,808.22. The remainder of the total project costs will be paid as street assessment assistance from the unrestricted general fund reserve and Pavement Management Program Fund (PMP) in the amount of \$287,932.66.

The reconstruction of the streets in this project aligns with the City's strategic plan goal of well-maintained infrastructure by providing high-quality street surfaces.

Not required

Assessments will be levied over 15 years and will be used to fund repayment of any debt issued for the project. That portion of the debt not funded via special assessments will be funded through an annual debt service tax levy.

The project itself and the assessment process, including this supplemental assessment, has complied with all notification requirements pursuant to MN Statutes, Chapter 429.

Recommend that council amend the assessment roll for the Lever Street Improvement Project, No 17-07, to reflect parcels 12730 Lever Street (PID 013123310003) and 4601 125th Avenue (PID 013123430001) be reduced to an amount of \$0.00 for each parcel.

Supplemental Final Assessment Roll (7/6/2022), amending Final Assessment roll (5/4/2020).

WHEREAS, on May 4, 2020, the City Council for the City of Blaine adopted Resolution 20-65, which adopted special assessments on properties benefited by Improvement Project No. 17-07;

WHEREAS, 12730 Lever Street (PIN # 01-31-23-31-0003, Legal: The NE1/4 of the SW1/4 of Sec 1 T31 R23; Ex the N 500 FT thereof; also EX RD; Subj to Ease of Rec), owned by Irene Tamblyn, and 4601 125th Avenue (PIN # 01-31-23-43-0001, Legal: The S1/2 of SW1/4 of SW1/4 of SE1/4 of Sec 1 TWP 31 RGE 23, EX RDS, Subj to Ease of Rec), owned by Ronald and Beth Tamblyn, were assessed pursuant to the assessment roll adopted by the City Council;

WHEREAS, Irene Tamblyn and Ronald Tamblyn filed timely objections and assessment appeals, challenging the assessments levied on their respective properties;

WHEREAS, the assessment appeals are presently pending before Anoka County District Court, in Court File No. 02-CV-20-2368;

WHEREAS, pursuant to Minn. Stat. § 429.071, Subd. 1, the City Council desires to make corrections on the initial assessments for these two properties and resolve the pending assessment appeals;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Blaine as follows:

1. The Supplemental Assessment Roll (7/6/2022) is hereby adopted.
2. The assessment for 12370 Lever Street, adopted pursuant to Resolution 20-65, is hereby reduced to \$0.00.
3. The assessment for 4601 125th Avenue, adopted pursuant to Resolution 20-65, is reduced to \$0.00.
4. Any interest accrued on the unpaid assessments is vacated.
5. City staff is instructed to file this Resolution with the County Auditor to ensure the assessments on the identified parcels are reduced and authorized to execute any documents deemed necessary by the County Auditor to effect this supplemental assessment, including reimbursement of any amounts paid to date on the initial assessments.

PASSED by the Blaine City Council this 6th day of July, 2022.