

City Council Item

June 24, 2024



Item	Resolution 2024-XX: Adopt Adjusted Final Assessment Roll for the Chan View Area of the 2024 City Pavement Rehabilitation Project.	
File No.	ENG Project No. 24-01 CIP No. ST-012	Item No: G.1
Agenda Section	<u>PUBLIC HEARINGS</u>	
Prepared By	George Bender, Assistant City Engineer	
Reviewed By	Charlie Howley	

<u>SUGGESTED ACTION</u>	
"The Chanhassen City Council adopts a resolution adopting the adjusted final assessment roll for the Chan View area of the 2024 City Pavement Rehabilitation Project No 24-01.	
Motion Type	4/5 Vote
Strategic Priority	Asset Management

SUMMARY

Conduct a Public (Assessment) Hearing for the 2024 City Pavement Rehabilitation Project No. 24-01. Adopt the adjusted final assessment roll for the Chan View area of the project.

BACKGROUND

As part of the overall Pavement Management Program (PMP), the city annually plans to rehabilitate a section or sections of public streets across the city. The Five-Year Capital Improvement Plan (CIP) identifies the near-term streets to be rehabilitated.

Key dates and items relative to this project:

- On September 29, 2023, the Engineering Department released a Request for Proposals (RFP) for design and construction services for the 24-01 project.

- On October 19, 2023, the Engineering Department released a Request for Proposals (RFP) for geotechnical services for the 24-01 project.
- On October 30, 2023, the City Council approved a Professional Services Agreement with Kimley-Horn, Inc. for design and construction services for the project.
- On November 13, 2023, the City Council approved a Professional Services Agreement with Braun Intertec for geotechnical exploration and engineering services in association with the 24-01 design contract.
- On December 11, 2023, the City Council called for a Public Hearing regarding the improvements to be held on January 8, 2024.
- On January 4, 2024, the Engineering Department hosted an Open House meeting with the impacted properties to discuss the project and respond to questions.
- On January 8, 2024, the City Council accepted the feasibility study, conducted a public improvement hearing, and authorized the preparation of plans and specifications.
- On February 26, 2024, the City Council approved the plans and specifications and authorized the advertisement for bids for the project.
- On March 21, 2024, the Engineering Department hosted a bid opening.
- On April 10, 2024, the Engineering Department hosted a public open house at the City's Public Works Facility.
- On April 15, 2024, the City Council called for a Public Hearing regarding the assessments to be held on April 22, 2024.
- On April 22, 2024, the City Council accepted the bids, awarded a contract to Park Construction Co., and approved adoption of the final assessment rolls for the project.

Project information is available on the city's website at:

<https://www.chanhassenmn.gov/government/projects/street-projects/2024-city-pavement-rehabilitation-project>

There are currently 3,499 email addresses subscribed to receive project updates. To subscribe, residents and property owners should visit:

<https://www.chanhassenmn.gov/i-want-to/subscribe>

DISCUSSION

Due to the fact that within the Chan View area the final assessment amounts for the single family properties and Chapel Hill Academy went up significantly from the preliminary figures, Staff reviewed the assessment amounts and adjusted them to reflect only a 10% increase over the preliminary assessment amount for the single family assessments. The assessment amount relative to Chapel Hill Academy was then decreased by the same percentage as the single family properties.

Neighborhood Project Area	Preliminary Assessment Amount	Initial Final Assessment Amount	Adjusted Final Assessment Amount
Chan View area	\$4,615.00	\$6,275.00	\$5,077.00
Del Rio/Santa Fe area	\$2,984.00	\$2,664.00	No Adjustment
Stone Creek area	\$5,136.00	\$4,545.00	No Adjustment

The special assessment amounts for the mixed-use properties in the Chan View area are as follows:

Property	Preliminary Assessment Amount	Initial Final Assessment Amount	Adjusted Final Assessment Amount
Private School (Chapel Hill Academy)	\$23,073.00	\$187,073.00	\$151,342.00
60-unit multi-family (Heritage Park)	\$207,653.00	\$179,933.00	No Adjustment
12-unit multi-family complexes	\$41,531.00	\$35,987.00	No Adjustment
11-unit multi-family complex	\$36,916.00	\$32,988.00	No Adjustment
Laundromat (JZTL Coin Laundry)	\$27,687.00	\$17,993.00	No Adjustment
Commercial Strip Mall (Colonial Square)	\$332,245.00	\$112,230.00	No Adjustment

A reminder that as part of the April 22, 2024 City Council meeting, any assessment amount over \$100,000.00 was approved to be repaid over a period of fifteen (15) years.

BUDGET

The cost difference between the original assessment roll and this new roll would be covered by the city's PMP Fund.

RECOMMENDATION

Staff recommends the City Council adopt the resolution adopting the adjusted final assessment rolls for the Chan View area of the 2024 City Pavement Rehabilitation Project No. 24-01.

ATTACHMENTS

[Resolution - Adopt Revised Assessment Roll](#)
[ST-012 -- 24-01 CIP Sheet](#)