



Department of Public Works
Infrastructure Services Division

Jeffrey S. Polenske, P.E.
Commissioner of Public Works

Samir Amin, P.E.
City Engineer

Timothy J. Thur, P.E.
Infrastructure Administration Manager

September 27, 2019

FILE NUMBER 190872

Subject: 2020 Special Assessment Rates

Dear Honorable Members:

On September 2, 2008, the Common Council adopted File Number 080034 setting forth minimum recovery ratios for special assessments. In addition, File Number 000974 directed that the assessment rates be adjusted as necessary to conform with the ratios.

For your information, we are proposing that the 2020 rates change for sidewalk and driveway replacement and speed table installation as shown on the following charts. In compliance with the council directives, we will implement the 2020 special assessment rates upon acceptance of this file. Attached are the following five exhibits.

Exhibits "A" and "B" - Charts listing major assessable construction items, 2016- 2019 bid costs including engineering and overhead, current and proposed special assessment rates.

Exhibit "C" - A chart indicating the affects of the proposed rates for a typical lot for several types of improvements.

Exhibits "D" and "E" - Charts listing a 30+year history for various types of improvements, the rates and the proposed special assessment rates for 2020.

Please contact me with any questions concerning the rates.

Sincerely,

Samir Amin, P.E.
City Engineer

MLD:clm

Enclosures



2019 ANALYSIS-EXHIBIT A FOR 2020 RATES
IMPROVEMENT COSTS AND ASSESSMENT RATES
RESURFACE/RECONSTRUCTION PROGRAM

9-Sep-19

Type of Improvement	Rate \$/Unit	2016 Bid Cost Per Unit	2017 Bid Cost Per Unit	2018 Bid Cost Per Unit	2019 Bid Cost Per Unit	Average Bid Cost (2016-19)	Include Engineering 25%	Minimum Recovery Rate (MRR)	Ave. cost *MRR	2016 Assessment Rate	2017 Assessment Rate	2018 Assessment Rate	2019 Assessment Rate	Recommended Assessment Rate 2020	Percent Change
Sidewalk replacement	\$/square ft	4.19	4.64	6.00	6.82	5.41	6.77	0.50	3.38	\$ 2.15	\$ 3.00	\$ 3.00	\$ 3.15	\$ 3.40	12%
7" Driveway	\$/square ft	4.85	5.25	6.33	7.34	5.94	7.43	0.90	6.69	\$ 5.00	\$ 5.70	\$ 5.70	\$ 6.15	\$ 6.50	14%
Conc. Alley 20'	\$/ft	72.25	66.61	79.85	NONE BID	72.90	91.13	0.50	45.56	\$ 19.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	0%
Asph. Alley 20'	\$/ft									\$ 14.00	\$ 15.00	\$ 15.00	\$ 15.00	\$ 15.00	0%
Speed humps	\$/ft	7.28	6.36	5.29	5.47	6.10	6.71	0.90	6.04	\$ 5.30	\$ 6.50	\$ 6.50	\$ 6.50	\$ 6.50	0%
Speed tables	\$/ft	no bids	10.6	no bids	no bids	10.60	13.25	0.90	11.93		\$ 6.50	\$ 12.00	\$ 12.00	\$ 12.00	0%

10% eng for humps

2016 Analysis--Exhibit B for 2020 rates
NEW CONSTRUCTION

September 26, 2019

Type of Improvement	Rate \$/Unit	2005 Cost Per Unit	2006 Cost Per Unit	2007 Cost Per Unit	2008 Cost Per Unit*	Average Cost	Include Engineering 40%	Use Recovery Rate	2014 Assessment Rate	2015 Assessment Rate	2016 Assessment Rate	Recommended Assessment Rate 2020	Percent Change
7" Conc 34'	\$/ft	52.27	60.57			56.42	73.99	71.09 (90)	55.50	56.50	55.50	55.50	0%
8" Conc 34'	\$/ft	52.62				52.62	73.67	66.30 (90)	61.00	63.50	61.00	61.00	0%
Asphalt 34'	\$/ft	23.15	36.45	26.8		28.80	40.32	36.29 (90)	69.85	69.85	69.85	69.85	0%
Curb & Gutter ft.	\$/ft	10.39	14.65	16.2		13.75	19.25	17.32 (90)	17.00	17.00	17.00	17.00	0%
Sod & Topsoil sq. yds.	\$/ft	6.50	13.43	8.18		9.70	13.56	12.23 (90)	10.00	10.00	10.00	10.00	0%
Sidewalk 5 ft wide Field Operations	\$/sq ft \$4.15	12.50	14.70	14.70		13.97	19.55	17.60 (90)	10.00	10.00	10.00	10.00	0%
Asph Rural X-Sect 24'	\$/ft					33.50	46.90	42.21 (90)	42.00	42.00	42.00	42.00	0%
Sanitary Sewer contract	\$/ft	69.18				69.18	96.85	87.17 (90)	45.00	50.00	45.00	45.00	0%
Suburban San Sew	\$/ft							60.00 (100)	55.00	55.00	55.00	55.00	0%
Storm Sewer contract	\$/ft	73.28				73.28	102.59	71.81 (70)	60.00	60.00	60.00	60.00	0%
Suburban Slim Sew	\$/ft							69.00 (100)	45.50	45.50	45.50	45.50	0%
Water contract	\$/ft	44.43				44.43	62.20	55.88 (90)	50.00	50.00	50.00	50.00	0%
Suburban Water	\$/ft							87.00 (100)	70.00	70.00	70.00	70.00	0%
									70.00	70.00	70.00	70.00	0%
									45.50	45.50	45.50	45.50	0%
									50.00	50.00	50.00	50.00	0%
									87.00	87.00	87.00	87.00	0%
									87.00	87.00	87.00	87.00	0%

*Notes: if no data is available, use Resurface/reconstruction information
note: no new sewers, water main or streets bid in 2019, assume no increase

EXHIBIT C
(2020 PROGRAM)
EFFECTS OF PROPOSED ASSESSMENT RATES
 (Typical Projects)
 September 26, 2019

I. Reconstruction/Resurfacing Projects/Area wide walk (40' Lot)

TYPICAL PROJECT	2019	2020
100% Sidewalk replacement	\$ 630	\$ 680
40% Sidewalk replacement	\$ 260	\$ 280
Driveway approach replacement (100 square feet)	\$ 615	\$ 650
Concrete Alley Pavement	\$1800	\$ 1800

II. Assessable New Construction (50' Lot)

TYPICAL PROJECTS	2019	2020
8" Concrete Pavement, Curb and Gutter, and Sidewalk.	\$5,250	\$5,300
Storm and Sanitary Sewers.	\$4,775	\$4,775
Water Main.	\$2,275	\$2,275
8" Concrete Pavement, Curb and Gutter, Sidewalk, Storm Sewer, Sanitary Sewer and Water Main.	\$12,300	\$12,350

NOTE: no new construction projects bid

EXHIBIT D
HISTORIC REVIEW
SPECIAL ASSESSMENT RATES
(Reconstruction/Resurfacing)
(Dollars per foot of Assessable Frontage - Residential)

Year	7" Conc Pvmnt	4.5Asph/6" Base	Overlay no curb/walk (Res.)	Arterial Overlay	Curb & Gutter	Sod	Walk 5' Wide	20' Conc Alley	20' Asph Alley	Speed hump	Speed Table
1984	13.00	---	---	---	4.25	1.75	5.00	16.50	5.50		
1985	13.50	---	---	---	4.00	1.75	5.50	17.50	6.00		
1986	13.00	---	2.75	2.90	4.25	1.75	6.00	17.50	5.50		
1987	14.50	---	2.75	2.90	4.50	1.75	6.50	20.00	5.25		
1988	15.00	---	2.85	3.00	4.50	2.00	6.50	18.00	5.25		
1989	15.00	---	3.10	3.30	4.50	2.00	6.50	18.00	5.25		
1990	15.00	---	4.00	4.50	4.50	2.50	6.50	18.00	6.00		
1991	15.20	---	4.35	5.00	4.60	2.50	6.75	22.00	6.00		
1992	16.25	---	4.35	4.60	5.00	2.65	7.00	22.00	7.50		
1993	16.25	---	4.35	4.00	5.00	2.65	7.00	20.00	8.65		
1994	16.50	---	4.60	4.60	5.50	2.85	7.25	21.50	8.00		
1995	17.00	---	4.60	4.60	5.50	2.70	7.25	22.00	8.65		
1996	17.00	---	5.00	5.00	5.50	2.70	7.25	22.50	8.65		
1997	18.00	13.85	5.60	5.60	5.80	2.70	7.75	24.75	8.65		
1998	18.75	14.50	5.95	5.95	6.00	2.80	8.00	26.00	8.65		
1999	19.90	14.50	6.30	6.30	6.40	3.00	8.25	27.50	8.00		
2000	21.10	15.35	6.70	6.70	6.40	3.20	8.75	29.15	8.00		
2001	42.60	34.00	12.00	12.00	16.50	8.00	17.50	44.00	16.00		
2002	47.60	39.00	17.00	17.00	16.50	8.00	17.50	44.00	16.00		
2003	41.00	33.00	16.00	17.00	12.50	5.50	15.00	55.00	21.00		
2004	41.00	33.00	16.00	17.00	12.00	5.50	15.00	55.00	21.00		
2005	41.00	33.00	16.00	17.00	12.00	5.50	15.00	55.00	21.00		
2006	41.00	33.00	12.50	17.00	12.00	5.50	15.00	55.00	21.00	--	
2007	44.00	34.00	12.50	17.00	13.00	8.00	15.00	57.00	21.00	3.00	
2008	44.00	36.00	12.50	18.00	13.50	8.00	15.00	57.00	21.00	3.00	
2009	0	0	0	0	0	0	10.75	38.00	14.00	3.00	
2010	0	0	0	0	0	0	10.75	38.00	14.00	6.00	
2011	0	0	0	0	0	0	10.75	38.00	14.00	6.00	
2012	0	0	0	0	0	0	10.75	19.00	14.00	6.00	
2013	0	0	0	0	0	0	10.75	19.00	14.00	6.00	
2014	0	0	0	0	0	0	10.75	19.00	14.00	6.00	
2015	0	0	0	0	0	0	10.75	19.00	14.00	6.00	
2016	0	0	0	0	0	0	10.75	19.00	14.00	5.30	
2017	0	0	0	0	0	0	10.75	19.00	14.00	5.30	
2018	0	0	0	0	0	0	15.00	45.00	15.00	6.50	--
2019	0	0	0	0	0	0	15.00	45.00	15.00	6.50	12.00
2020*	0	0	0	0	0	0	17.00	45.00	15.00	6.50	12.00

* - Proposed Rates

**EXHIBIT E
HISTORIC REVIEW
SPECIAL ASSESSMENT RATES
(New Work)**

(Dollars per foot of Assessable Frontage - Residential)

Year	7" Conc Pvmnt	8" Conc Pvmnt	Asphalt	Curb & Gutter	Walk 5' Wide	24'Asph w/Rural X-Sec	20' Conc Alley	Sanitary Sewer	Storm Sewer	Water Main
1985	25.00	29.00	23.00	7.50	8.00	7.50	17.50	19.00	14.00	30.00
1986	25.00	28.00	24.00	7.00	8.50	7.50	17.50	23.00	17.00	29.00
1987	27.00	31.00	23.00	7.00	11.00	7.00	20.00	21.00	17.00	31.00
1988	27.00	31.00	23.00	6.00	10.00	7.00	18.00	20.00	17.00	31.00
1989	27.00	31.00	23.00	6.00	10.00	7.00	18.00	22.00	19.00	31.00
1990	27.00	31.00	23.00	6.00	10.00	7.00	18.00	22.00	21.00	34.00
1991	29.00	31.00	23.00	6.50	10.75	7.00	22.00	24.00	23.00	40.00
1992	29.00	31.00	23.00	6.50	10.75	7.00	22.00	24.00	23.00	35.00
1993	29.00	31.00	23.00	6.50	10.75	7.00	20.00	24.00	23.00	35.00
1994	29.00	31.00	23.00	6.50	10.75	7.00	21.50	24.00	23.00	35.00
1995	29.00	31.00	23.00	6.50	10.75	7.00	22.00	24.00	23.00	35.00
1996	29.00	31.00	23.00	6.50	10.75	7.00	22.50	24.00	23.00	35.00
1997	31.00	31.00	23.00	7.50	11.75	7.00	24.75	25.50	23.00	35.00
1998	32.25	32.25	23.00	7.80	12.25	7.00	26.00	27.00	23.00	37.50
1999	37.75	37.75	23.00	9.15	12.25	7.00	27.50	29.00	24.00	37.50
2000	40.00	40.00	23.00	11.00	12.50	7.00	29.15	45.50	43.00	42.00
2001	42.40	42.40	34.50	11.50	13.25	21.00	44.00	45.50	45.50	45.50
2002	47.40	47.40	39.50	12.50	13.25	21.00	55.00	45.50	45.50	45.50
2003	52.00	63.50	39.50	17.00	18.50	42.00	55.00	50.00	45.50	45.50
2004	52.00	63.50	39.50	17.00	18.50	42.00	55.00	50.00	45.50	45.50
2005	52.00	63.50	39.50	17.00	18.50	42.00	55.00	50.00	45.50	45.50
2006	52.00	63.50	39.50	17.00	18.50	42.00	55.00	50.00	45.50	45.50
2007	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2008	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2009	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2010	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2011	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2012	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2013	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2014	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2015	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2016	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2017	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2018	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2019	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50
2020*	55.50	63.50	39.50	17.00	18.50	42.00	57.00	50.00	45.50	45.50

* - Proposed Rates