

REQUEST FOR COUNCIL ACTION

Date: 9/24/12
Item No.: 11.a

Department Approval



City Manager Approval



Item Description: Public Hearing for a 2011 Project to be assessed in 2012

BACKGROUND

On August 20, 2012, the City Council set a date to hold a public hearing for the purpose of establishing special assessments for City Project P-ST-SW-11-02: Dale Street Reconstruction, between County Road C and S. Owasso Blvd. It is suggested that the public hearing be conducted according to the attached agenda.

At the assessment hearing, staff will go through a brief presentation that will include a description of the project, project financing, and a discussion of typical assessments for properties benefiting from these improvements. Staff will summarize the City assessment policy and how it has been applied to this project.

It is suggested that if property owners have individual concerns about the quality of construction as part of the project or specific information about project deficiencies, these should be referred to the Engineering Department. Typically, these kinds of complaints relate to quality of finished construction and are covered under the warranty. The warranty is one year from the final contract acceptance; the Contract was finalized on July 16, 2012. Correction of these types of problems should not delay the adoption of assessment rolls.

Following past Council policy, if questions are brought up during the Public Hearing regarding specific assessments, if amendments to the assessment rolls are necessary, or if Council would like staff to investigate a concern, the hearing can be continued to the next council meeting.

This project has been completed in accordance with the plans and specifications and there are no problems with construction according to our final review.

POLICY OBJECTIVE

It is the City's policy to assess for a portion of street reconstruction costs. The assessment roll has been prepared in accordance with state statute Chapter 429 and Roseville's assessment policy. The roll and frontages are consistent with the recommendations in the feasibility report prepared for this project.

After the Public Hearing, the City Council adopts the assessment roll making it final. The City allows for a 30-day pre-payment period after the roll adoption. Following the pre-payment period, assessment rolls are certified to Ramsey County for collection. The City will have the rolls certified by early November in order to allow the County enough time to add the assessments to property taxes.

FINANCIAL IMPACTS

Attachment A is a Project Financing Summary detailing the feasibility report and actual project costs for this improvement. This project was financed using assessments, Municipal State Aid funds, and utility funds.

35 The final assessment roll has been prepared in accordance with Roseville's assessment policy
36 and as outlined in the project feasibility report. The preliminary assessment roll is attached and
37 will be presented in detail at the assessment hearing.

38 **STAFF RECOMMENDATION**

39 Approve the attached resolution adopting and confirming the assessment roll. The 2012
40 assessment process schedule:

41

August 13	Approve Resolution declaring costs to be assessed, and ordering preparation of assessment roll
August 20	Approve Resolution receiving assessment rolls, setting hearing date.
August 28	Notice of hearing published in the <i>Roseville Review</i> Mail notices to affected property owners
September 24	Assessment hearing- adoption of assessment roll
Sept 25- Oct 26	Prepayment of assessments (30 days)
Oct 29-31	Tally of final assessment roll
November 1	Certification of assessment rolls to Ramsey County

42 If necessary, the assessment public hearing can be continued to the October 8 City Council
43 meeting to allow staff time to research objections raised at the initial hearing.

44 **REQUESTED COUNCIL ACTION**

45 Approval of a resolution adopting and confirming assessments for City Project P-ST-SW-11-02:
46 Dale Street Reconstruction, between County Road C and S. Owasso Blvd.

Prepared by: Debra Bloom, City Engineer
Attachments: A: Project Financing Summary
B: Resolution
C: Preliminary Assessment Roll
D: Agenda for Assessment Public Hearing

Project 11-02
Dale Street Reconstruction
Project Financing Summary

		Feasibility Report	Final Cost
1	Reconstruction	\$ 956,396.65	\$ 565,745.39
2	Sidewalk Cost	\$ 97,493.78	\$ 42,803.56
3	Storm sewer	\$ 156,950.67	\$ 152,702.05
4	Watermain	\$ 403,587.44	\$ 163,134.37
5	Sanitary Sewer	\$ 26,905.83	\$ 4,943.89
6	Total Construction Cost	\$ 1,641,334.37	\$ 929,329.26
7			
8	Engineering*	\$ 247,543.72	\$ 140,844.34
9	Percent of construction	15%	15%
10			
11	Total Project Cost	\$ 1,888,878.09	\$ 1,070,173.60
12			
13	Summary of Non-assessable costs		
14	10 ton street cost	\$ 369,483.36	\$ 113,149.08
15	Sidewalk Cost	\$ 108,705.56	\$ 42,803.56
16	Storm sewer	\$ 175,000.00	\$ 152,072.05
17	Watermain	\$ 450,000.00	\$ 163,134.37
18	Sanitary Sewer	\$ 30,000.00	\$ 4,943.89
19			
20	Total Non- assessable costs	\$ 1,133,188.92	\$ 476,102.95
21	*Engineering cost estimates included in feasibility report totals		
22			
23	Summary of Assessment Calculations		
24	Assessable Cost	\$ 755,689.17	\$ 594,070.65
25	Assessment Rate	\$ 48.66	\$ 38.25
26	Total Assessable Frontage	3,882.73	3,882.73
27			
28	Total Special Assessments	\$ 188,922.29	\$148,517.66
29			
30	Project Financing Summary		
31	General Fund (Engineering costs)	\$ 185,657.79	\$ 105,633.25
32	Municipal State Aid Funds	\$ 1,034,298.01	\$ 647,944.42
33	Sanitary Sewer	\$ 30,000.00	\$ 4,943.89
34	Watermain	\$ 450,000.00	\$ 163,134.37
35	Special Assessments	\$ 188,922.29	\$ 148,517.66
36	Total	\$ 1,888,878.09	\$ 1,070,173.60

**EXTRACT OF MINUTES OF MEETING
OF THE
CITY COUNCIL OF THE CITY OF ROSEVILLE**

* * * * *

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Roseville, County of Ramsey, Minnesota, was duly held on the 24th day of September, 2012, at 6:00 o'clock p.m.

The following members were present: _____ and the following were absent: .

Councilmember introduced the following resolution and moved its adoption:

RESOLUTION No.

**RESOLUTION ADOPTING AND CONFIRMING
2012 ASSESSMENTS FOR CITY PROJECT P-ST-SW-11-02:
DALE STREET RECONSTRUCTION, BETWEEN COUNTY ROAD C AND
SOUTH OWASSO BOULEVARD**

WHEREAS, pursuant to proper notice duly given as required by law, the council has met and heard and passed upon all objections to the proposed assessment for City Project P-ST-SW-11-02: Dale Street Reconstruction, between County Road C and South Owasso Boulevard;

BE IT RESOLVED by the Council of the City of Roseville, Minnesota as follows:

1. The amount proper and necessary to be specially assessed at this time for City Project ST-SW-11-02 against every assessable lot, piece or parcel of land affected thereby has been duly calculated upon the basis of benefits, without regard to cash valuation, in accordance with the provisions of Minnesota Statutes, Chapter 429, as amended, and notice has been duly mailed and published, as required by law, that this Council would meet to hear, consider, and pass upon all objections, if any, and said proposed assessment has at all times since its filing been open for public inspection, and an opportunity has been given to all interested persons to present their objections, if any, to such proposed assessments.
2. This Council, having heard and considered all objections so presented, and being fully advised in the premises, finds that each of the lots, pieces, and parcels of land enumerated in the proposed assessment was and is specifically benefited by the construction of said improvement in not less than the amount of the assessment set opposite the description of each such lot, piece, and parcel of land, respectively, and such amount so set out is hereby levied against each of the respective lots, pieces and parcels of land therein.

- 39 3. The proposed assessments are hereby adopted and confirmed as the proper special
40 assessments for each of said lots, pieces, or parcels of land, respectively, and the
41 assessment against each parcel, together with interest at the rate of 5.5% per annum
42 accruing on the full amount thereof from time to time unpaid, shall be a lien concurrent
43 with general taxes upon such parcel and all thereof. The total amount of each such
44 assessment shall be payable in equal annual principal installments extending over a
45 period of fifteen (15) years, the first of said installments, together with interest on the
46 entire assessment from the date hereof to December 31, 2012, to be payable with
47 general taxes for the year 2012, collectible in 2013, and one of each of the remaining
48 installments, together with one year's interest on that and all other unpaid installments,
49 to be payable with general taxes for each consecutive year thereafter until the entire
50 assessment is paid.
- 51 4. If the adopted assessment differs from the proposed assessment as to any particular lot,
52 piece, or parcel of land, the manager shall mail to the owner a notice stating the
53 amount of the adopted assessment. The manager must also notify affected owners of
54 any changes adopted by the Council in interest rates or prepayment requirements from
55 those contained in the notice of the proposed assessment
- 56 5. Prior to the certification of the assessment to the County Auditor, the owner of any lot,
57 piece, or parcel of land assessed hereby may at any time pay the whole of such
58 assessment, with interest to the date of payment, to the City Treasurer, but no interest
59 shall be charged if such payment is made within 30 days after the date of this
60 resolution.
- 61 6. The City Manager shall forthwith prepare and transmit to the County Auditor a
62 certified duplicate of the assessment roll, with each installment and interest on each
63 unpaid assessment set forth separately, to be extended upon the property tax lists of the
64 County, and the County Auditor shall thereafter collect such assessments in the manner
65 provided by law.

66
67 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville,
68 Minnesota:

69
70 The motion for the adoption of the foregoing resolution was duly seconded by Member ,
71 and upon vote being taken thereon, the following voted in favor thereof:
72 and the following voted against the same: .
73

74 WHEREUPON said resolution was declared duly passed and adopted.

WITNESS MY HAND officially as such Manager this 24th day of September, 2012.

(SEAL)

11-02 Dale Street Reconstruction Project
Preliminary Assessment Roll
08/13/12

Total assessable project cost

\$ 594,070.65

Total Frontage (feet)

3,882.73

feet

Assessment Rate (100%)

\$ 153.00

Assessment Rate (25%)

\$ 38.25

Parcel ID	Property Address	Frontage	Assessment	Sanitary Sewer	Total	Notes
012923320062	591 OWASSO HILLS DR W	105.78	\$ 4,046.17		\$ 4,046.17	Owasso Hills Park- City of Roseville
012923320072	585 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320073	581 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320074	577 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320075	573 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320077	593 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320078	589 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320079	568 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320080	572 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320081	576 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320082	580 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320083	600 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320084	601 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320085	597 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320086	569 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320087	592 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320088	584 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320089	604 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320090	608 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320091	588 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320092	596 TERRACE CT W	6.46	\$ 247.10		\$ 247.10	Owasso Hollow Townhomes- Ftg= 129.11/20
012923320093	2774 DALE ST N	110.00	\$ 4,207.59		\$ 4,207.59	
012923320095	2778 DALE ST N	89.82	\$ 3,435.69		\$ 3,435.69	
012923320096	2782 DALE ST N	88.50	\$ 3,385.20		\$ 3,385.20	
012923330023	604 IONA LN W	13.00	\$ 497.26	\$ 883.74	\$ 1,381.00	Corner Lot- 10% Long side
012923330024	2758 DALE ST N	100.00	\$ 3,825.08		\$ 3,825.08	
012923330027	2754 DALE ST N	100.00	\$ 3,825.08		\$ 3,825.08	
012923330136	2700 DALE ST N #A101	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330137	2700 DALE ST N #A103	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330138	2700 DALE ST N #A104	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330139	2700 DALE ST N #A105	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330140	2700 DALE ST N #A106	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330141	2700 DALE ST N #A107	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330142	2700 DALE ST N #A108	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330143	2700 DALE ST N #A109	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330144	2700 DALE ST N #A110	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330145	2700 DALE ST N #A111	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330146	2700 DALE ST N #A112	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330147	2700 DALE ST N #A113	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330148	2700 DALE ST N #A114	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330149	2700 DALE ST N #A115	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330150	2700 DALE ST N #A116	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330151	2700 DALE ST N #A201	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330152	2700 DALE ST N #A202	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330153	2700 DALE ST N #A203	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330154	2700 DALE ST N #A204	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330155	2700 DALE ST N #A205	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330156	2700 DALE ST N #A206	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330157	2700 DALE ST N #A207	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330158	2700 DALE ST N #A208	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192

11-02 Dale Street Reconstruction Project
Preliminary Assessment Roll
08/13/12

Total assessable project cost

\$ 594,070.65

Total Frontage (feet)

3,882.73

feet

Assessment Rate (100%)

\$ 153.00

Assessment Rate (25%)

\$ 38.25

Parcel ID	Property Address	Frontage	Assessment	Sanitary Sewer	Total	Notes
012923330159	2700 DALE ST N #A209	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330160	2700 DALE ST N #A210	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330161	2700 DALE ST N #A211	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330162	2700 DALE ST N #A212	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330163	2700 DALE ST N #A213	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330164	2700 DALE ST N #A214	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330165	2700 DALE ST N #A215	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330166	2700 DALE ST N #A216	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330167	2700 DALE ST N #A301	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330168	2700 DALE ST N #A302	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330169	2700 DALE ST N #A303	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330170	2700 DALE ST N #A304	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330171	2700 DALE ST N #A305	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330172	2700 DALE ST N #A306	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330173	2700 DALE ST N #A307	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330174	2700 DALE ST N #A308	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330175	2700 DALE ST N #A309	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330176	2700 DALE ST N #A310	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330177	2700 DALE ST N #A311	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330178	2700 DALE ST N #A312	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330179	2700 DALE ST N #A313	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330180	2700 DALE ST N #A314	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330181	2700 DALE ST N #A315	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330182	2700 DALE ST N #A316	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330183	2710 DALE ST N #B101	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330184	2710 DALE ST N #B102	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330185	2710 DALE ST N #B103	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330186	2710 DALE ST N #B104	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330187	2710 DALE ST N #B105	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330188	2710 DALE ST N #B106	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330189	2710 DALE ST N #B107	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330190	2710 DALE ST N #B108	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330191	2710 DALE ST N #B109	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330192	2710 DALE ST N #B110	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330193	2710 DALE ST N #B111	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330194	2710 DALE ST N #B112	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330195	2710 DALE ST N #B113	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330196	2710 DALE ST N #B114	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330197	2710 DALE ST N #B115	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330198	2710 DALE ST N #B116	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330199	2710 DALE ST N #B201	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330200	2710 DALE ST N #B202	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330201	2710 DALE ST N #B203	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330202	2710 DALE ST N #B204	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330203	2710 DALE ST N #B205	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330204	2710 DALE ST N #B206	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330205	2710 DALE ST N #B207	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330206	2710 DALE ST N #B208	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330207	2710 DALE ST N #B209	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330208	2710 DALE ST N #B210	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192

11-02 Dale Street Reconstruction Project
Preliminary Assessment Roll
08/13/12

Total assessable project cost

\$ 594,070.65

Total Frontage (feet)

3,882.73

feet

Assessment Rate (100%)

\$ 153.00

Assessment Rate (25%)

\$ 38.25

Parcel ID	Property Address	Frontage	Assessment	Sanitary Sewer	Total	Notes
012923330209	2710 DALE ST N #B211	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330210	2710 DALE ST N #B212	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330211	2710 DALE ST N #B213	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330212	2710 DALE ST N #B214	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330213	2710 DALE ST N #B215	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330214	2710 DALE ST N #B216	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330215	2710 DALE ST N #B301	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330216	2710 DALE ST N #B302	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330217	2710 DALE ST N #B303	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330218	2710 DALE ST N #B304	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330219	2710 DALE ST N #B305	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330220	2710 DALE ST N #B306	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330221	2710 DALE ST N #B307	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330222	2710 DALE ST N #B308	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330223	2710 DALE ST N #B309	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330224	2710 DALE ST N #B310	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330225	2710 DALE ST N #B311	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330226	2710 DALE ST N #B312	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330227	2710 DALE ST N #B313	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330228	2710 DALE ST N #B314	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330229	2710 DALE ST N #B315	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330230	2710 DALE ST N #B316	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330231	2720 DALE ST N #C101	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330232	2720 DALE ST N #C102	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330233	2720 DALE ST N #C103	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330234	2720 DALE ST N #C104	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330235	2720 DALE ST N #C105	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330236	2720 DALE ST N #C106	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330237	2720 DALE ST N #C107	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330238	2720 DALE ST N #C108	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330239	2720 DALE ST N #C109	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330240	2720 DALE ST N #C110	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330241	2720 DALE ST N #C111	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330242	2720 DALE ST N #C112	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330243	2720 DALE ST N #C113	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330244	2720 DALE ST N #C114	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330245	2720 DALE ST N #C115	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330246	2720 DALE ST N #C116	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330247	2720 DALE ST N #C201	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330248	2720 DALE ST N #C202	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330249	2720 DALE ST N #C203	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330250	2720 DALE ST N #C204	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330251	2720 DALE ST N #C205	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330252	2720 DALE ST N #C206	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330253	2720 DALE ST N #C207	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330254	2720 DALE ST N #C208	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330255	2720 DALE ST N #C209	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330256	2720 DALE ST N #C210	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330257	2720 DALE ST N #C211	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330258	2720 DALE ST N #C212	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192

11-02 Dale Street Reconstruction Project
Preliminary Assessment Roll
08/13/12

Total assessable project cost

\$ 594,070.65

Total Frontage (feet)

3,882.73

feet

Assessment Rate (100%)

\$ 153.00

Assessment Rate (25%)

\$ 38.25

Parcel ID	Property Address	Frontage	Assessment	Sanitary Sewer	Total	Notes
012923330259	2720 DALE ST N #C213	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330260	2720 DALE ST N #C214	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330261	2720 DALE ST N #C215	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330262	2720 DALE ST N #C216	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330263	2720 DALE ST N #C301	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330264	2720 DALE ST N #C302	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330265	2720 DALE ST N #C303	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330266	2720 DALE ST N #C304	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330267	2720 DALE ST N #C305	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330268	2720 DALE ST N #C306	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330269	2720 DALE ST N #C307	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330270	2720 DALE ST N #C308	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330271	2720 DALE ST N #C309	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330272	2720 DALE ST N #C310	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330273	2720 DALE ST N #C311	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330274	2720 DALE ST N #C312	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330275	2720 DALE ST N #C313	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330276	2720 DALE ST N #C314	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330277	2720 DALE ST N #C315	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330278	2720 DALE ST N #C316	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330279	2730 DALE ST N #D101	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330280	2730 DALE ST N #D102	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330281	2730 DALE ST N #D103	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330282	2730 DALE ST N #D104	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330283	2730 DALE ST N #D105	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330284	2730 DALE ST N #D106	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330285	2730 DALE ST N #D107	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330286	2730 DALE ST N #D108	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330287	2730 DALE ST N #D109	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330288	2730 DALE ST N #D110	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330289	2730 DALE ST N #D111	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330290	2730 DALE ST N #D112	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330291	2730 DALE ST N #D113	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330292	2730 DALE ST N #D114	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330293	2730 DALE ST N #D115	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330294	2730 DALE ST N #D116	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330295	2730 DALE ST N #D201	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330296	2730 DALE ST N #D202	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330297	2730 DALE ST N #D203	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330298	2730 DALE ST N #D204	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330299	2730 DALE ST N #D205	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330300	2730 DALE ST N #D206	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330301	2730 DALE ST N #D207	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330302	2730 DALE ST N #D208	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330303	2730 DALE ST N #D209	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330304	2730 DALE ST N #D210	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330305	2730 DALE ST N #D211	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330306	2730 DALE ST N #D212	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330307	2730 DALE ST N #D213	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330308	2730 DALE ST N #D214	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192

11-02 Dale Street Reconstruction Project
Preliminary Assessment Roll
08/13/12

Total assessable project cost

\$ 594,070.65

Total Frontage (feet)

3,882.73

feet

Assessment Rate (100%)

\$ 153.00

Assessment Rate (25%)

\$ 38.25

Parcel ID	Property Address	Frontage	Assessment	Sanitary Sewer	Total	Notes
012923330309	2730 DALE ST N #D215	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330310	2730 DALE ST N #D216	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330311	2730 DALE ST N #D301	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330312	2730 DALE ST N #D302	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330313	2730 DALE ST N #D303	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330314	2730 DALE ST N #D304	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330315	2730 DALE ST N #D305	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330316	2730 DALE ST N #D306	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330317	2730 DALE ST N #D307	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330318	2730 DALE ST N #D308	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330319	2730 DALE ST N #D309	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330320	2730 DALE ST N #D310	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330321	2730 DALE ST N #D311	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330322	2730 DALE ST N #D312	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330323	2730 DALE ST N #D313	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330324	2730 DALE ST N #D314	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330325	2730 DALE ST N #D315	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330326	2730 DALE ST N #D316	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330327	2700 DALE ST N #A102	2.52	\$ 96.39		\$ 96.39	Ramsey Square Condos- Ftg= 483.6/192
012923330381	2731 MACKUBIN ST N #11	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330382	2731 MACKUBIN ST N #12	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330383	2731 MACKUBIN ST N #14	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330384	2731 MACKUBIN ST N #15	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330385	2731 MACKUBIN ST N #16	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330386	2731 MACKUBIN ST N #17	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330387	2731 MACKUBIN ST N #18	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330388	2731 MACKUBIN ST N #19	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330389	2731 MACKUBIN ST N #20	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330390	2731 MACKUBIN ST N #21	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330391	2731 MACKUBIN ST N #27	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330392	2731 MACKUBIN ST N #26	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330393	2731 MACKUBIN ST N #25	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330394	2731 MACKUBIN ST N #24	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330395	2731 MACKUBIN ST N #23	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330396	2731 MACKUBIN ST N #22	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44

11-02 Dale Street Reconstruction Project
Preliminary Assessment Roll
08/13/12

Total assessable project cost

\$ 594,070.65

Total Frontage (feet)

3,882.73

feet

Assessment Rate (100%)

\$ 153.00

Assessment Rate (25%)

\$ 38.25

Parcel ID	Property Address	Frontage	Assessment	Sanitary Sewer	Total	Notes
012923330409	2731 MACKUBIN ST N #28	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330410	2731 MACKUBIN ST N #29	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330411	2731 MACKUBIN ST N #30	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330412	2731 MACKUBIN ST N #31	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330413	2731 MACKUBIN ST N #32	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330414	2731 MACKUBIN ST N #33	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330415	2731 MACKUBIN ST N #34	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330416	2731 MACKUBIN ST N #35	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330417	2731 MACKUBIN ST N #36	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330418	2731 MACKUBIN ST N #37	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330419	2731 MACKUBIN ST N #38	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330420	2731 MACKUBIN ST N #39	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330421	2750 DALE ST N #45	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330422	2750 DALE ST N #44	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330423	2750 DALE ST N #43	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330424	2750 DALE ST N #42	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330425	2750 DALE ST N #41	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330426	2750 DALE ST N #40	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330427	2750 DALE ST N #51	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330428	2750 DALE ST N #50	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330429	2750 DALE ST N #49	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330430	2750 DALE ST N #48	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330431	2750 DALE ST N #47	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330432	2750 DALE ST N #46	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330433	2750 DALE ST N #55	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330434	2750 DALE ST N #54	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330435	2750 DALE ST N #53	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
012923330436	2750 DALE ST N #52	9.14	\$ 349.61		\$ 349.61	Westwood Village: Ftg= 402.05/44
022923410035	2823 DALE ST N	110.00	\$ 4,207.59		\$ 4,207.59	
022923410036	2815 DALE ST N	85.00	\$ 3,251.32		\$ 3,251.32	
022923410037	629 TERRACE DR W	100.00	\$ 3,825.08		\$ 3,825.08	Corner Lot- Short side
022923410055	628 TERRACE DR W	12.28	\$ 469.72		\$ 469.72	Corner Lot- 10% Long side
022923410056	2783 DALE ST N	85.00	\$ 3,251.32		\$ 3,251.32	
022923410057	2777 DALE ST N	85.00	\$ 3,251.32		\$ 3,251.32	
022923410058	2767 DALE ST N	12.00	\$ 459.01		\$ 459.01	Corner Lot- 10% Long side
022923440065	0 WHEATON AVE W	612.56	\$ 23,430.93		\$ 23,430.93	1.02 acre lot can be divided
022923440068	2687 DALE ST N	100.00	\$ 3,825.08	\$ 736.45	\$ 4,561.53	
022923440069	2701 DALE ST N	67.00	\$ 2,562.81		\$ 2,562.81	
022923440070	2705 DALE ST N	90.43	\$ 3,459.02		\$ 3,459.02	
022923440071	2713 DALE ST N	85.00	\$ 3,251.32		\$ 3,251.32	
022923440072	2721 DALE ST N	85.00	\$ 3,251.32		\$ 3,251.32	
022923440073	2729 DALE ST N	85.00	\$ 3,251.32		\$ 3,251.32	
022923440074	2735 DALE ST N	85.00	\$ 3,251.32		\$ 3,251.32	
022923440075	2743 DALE ST N	85.00	\$ 3,251.32		\$ 3,251.32	
022923440076	2751 DALE ST N	125.00	\$ 4,781.35	\$ 736.45	\$ 5,517.80	Corner Lot- Short side
012923320071	592 OWASSO HILLS DR W	351.16	\$ 13,432.16		\$ 13,432.16	Storm Pond

Totals

3882.73 \$ 148,517.66

AGENDA

PUBLIC HEARINGS FOR SPECIAL ASSESSMENTS

COMMENTS THAT SHOULD BE READ INTO THE RECORD:

- A. **Mayor** calls the meeting to order and announces the purpose of the hearing and the format for the meeting.

"This is a public hearing to consider special assessment rolls for various public improvement projects. The projects have been constructed and the decision will be whether the Council wishes to approve the assessment rolls as presented or make modifications to the assessment rates. The hearing will discuss how the project costs will be allocated and what the assessments against benefiting properties will be."

"The Council will consider individual assessment rolls for individual projects at this hearing. The Council may by simple majority vote to approve the assessment rolls for each project."

- B. **City Manager** should make comments regarding number of projects, types of projects, and published and mailed notices. This should include the following language:

"In accordance with Minnesota Statutes, Chapter 429, required published and legal mailed notices have been provided for each of the special assessment public hearings. Legal notices appeared in the City's legal newspaper, Roseville Review, on August 28, 2012. In addition, mailed notices have been sent to each affected property owner in accordance with the statute. Mailed notices were sent on September 10, 2012. Affidavits of mailing are available in the office of the City Engineer."

PROCEDURE FOR EACH PROJECT HEARING:

- A. **City Engineer** introduces the project by reading the project number and giving a brief description of the improvements presents summary of the nature of the improvement, the area involved, final project costs, project financing, and assessments.
- B. **City Manager** reads written statements objecting to assessments from affected property owners in regard to each project.
- D. **Mayor** opens hearing to the public. Speakers are requested to identify themselves and the street address of the property to which they are referring.

The following comments may be appropriate depending on how many people are in attendance.

"In an attempt to provide everyone an opportunity to be heard and yet conduct the hearing in an efficient manner, we suggest that rules be used for the individual hearings for these assessments. The rules will include the following:

Assessment Public Hearing Agenda

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1. Individuals should identify themselves by giving their name and address and should speak into the microphone.
2. Try to designate a neighborhood or block spokesperson to represent the area and summarize significant issues.
3. Each speaker should limit questions and comments to two to three minutes.
4. No person will be heard for a second time until all interested persons who wish to speak have had an opportunity to do so.
5. A maximum of 30 minutes will be allowed for questions and comments for residents unless significant major issues develop.

E. **Mayor** closes hearing.

After all citizen comments have been completed the mayor should indicate that the public hearing is closed and turn the hearing over to the City Council for action.

F. **Council** action on improvement.

Approve a resolution adopting and confirming assessments for City Project P-ST-SW-11-02: Dale Street Reconstruction, between County Road C and S. Owasso Blvd.