

To: **Mayor and City Council**  
Through: **Ryan Schroeder, City Manager**  
From: **Ross Beckwith, Public Works & Parks Director/City Engineer**  
Date: **August 26, 2019**

## **Livingston Avenue Assessments**

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### **BACKGROUND INFORMATION:**

The City's Public Improvement and Special Assessment Policy was updated in April 2018 and is attached. The 2019 Street Improvement Project on Livingston Avenue (Thompson Avenue to Mendota Road) was calculated with this policy. At the time the preliminary assessments were calculated (September 2018) sidewalk and lighting were planned between Thompson Avenue and Wentworth Avenue, which eventually came out of the plan.

The assessment policy states that watermain, storm sewer and sanitary sewer are not assessed in reconstruction projects. The cost to reconstruct the street is assessed at 25%, new sidewalk is assessed at 100% to properties on both sides of the street and replacement street lighting is assessed at 25% (both sides of street). Alleys are assessed at 95% of the total project cost. The City is required to assess at least 20% of the total project cost since bonds were used for funding.

Cub Foods, LA Fitness, WSP Sports Dome (and parking lot across the street) all had existing sidewalk, which was not replaced, and therefore they won't be assessed for new sidewalk. The remaining properties between Wentworth Avenue and Mendota Road will be.

### **FISCAL IMPACT:**

Based on actual bid prices and estimated final construction quantities, per foot assessment amounts for this project are shown below:

<b>2019 Street Improvement Project</b>	
<b>Livingston Ave. Assessments (per foot)</b>	
<i>Thompson to Wentworth</i>	
Street (25%)	<b>\$ 57.69</b>
<i>Wentworth to Mendota</i>	
Street (25%)	\$ 57.69
Street Light - Replacement (25%)	\$ 6.23
Sidewalk - New (100%)	\$ 19.34
<b>Total</b>	<b>\$ 83.26</b>

Properties between Thompson Avenue and Wentworth Avenue would see about a 43% decrease from their preliminary assessment amount since no lighting or sidewalk was constructed on that stretch. Properties between Wentworth Avenue and Mendota Road would see about an 8% decrease from their preliminary assessment amount based on actual bid prices.

A benefit appraisal was conducted in 2018 for the different types of properties along Livingston Avenue. At the time of the preliminary assessments, eight properties fell outside of the benefit appraisal so their proposed assessment amounts were capped. Those eight properties are still outside of the benefit appraisal amount so their preliminary and final assessments would be the same.

Assessments for the alley reconstruction are estimated to be near preliminary amounts.

The watermain, sanitary sewer and storm sewer total about \$1.25M for this project, none of which will be assessed.

The total project cost is estimated at \$4.41M which includes construction, engineering, surveying, soil borings and materials testing. Assessments total about \$890k.

**STAFF RECOMMENDATION:**

Staff is looking for discussion on the 2019 Street Improvement Program proposed assessment amounts.

Attachment: Public Improvement and Special Assessment Policy – April 2018