

# DENMARK TOWNSHIP, MINNESOTA

1

**2020 STREET IMPROVEMENTS  
120TH STREET S & MORGAN AVENUE S**

**VIRTUAL NEIGHBORHOOD MEETING  
APRIL 28, 2020**

# 2020 Street Improvements: 120<sup>th</sup> Street S & Morgan Ave S

2

**PURPOSE OF MEETING:** Provide information to residents in advance of Public Hearing scheduled for May 4, 2020.

## AGENDA:

- Review project scope
- Review proposed assessments
- Review process for moving forward
  - Will be Town Board decision if moving forward (May 4, 2020)

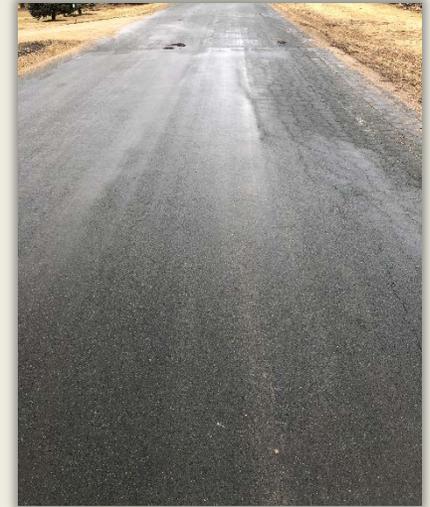
# 2020 Street Improvements: 120<sup>th</sup> Street S & Morgan Ave S

3

## Project Scope

The reclaim improvements involve grinding up and recycling the existing blacktop and gravel of the street to make a new base, followed by subgrade correction as needed, and installation of new pavement. A 2-foot gravel shoulder will be placed adjacent to new pavement in areas without manicured lawns. Those areas will be seeded.

**Estimated Cost: \$370,000**



# 2020 Street Improvements: 120<sup>th</sup> Street S & Morgan Ave S

4



# 2020 Street Improvements: Assessments

5

## Township Adopted Assessment Policy

- Financial needs for road improvements exceed available annual township tax revenue
- Adopted in April to partially fund street improvements.
- Developed in accordance with Minnesota State Statute Chapter 429

# 2020 Street Improvements: Assessments

6

## Assessment Calculations

- Policy calls for 75% of the improvements to be assessed, unless cap is exceeded
- Lot unit method – each lot with primary access/frontage to project to be assessed 1 unit
- Assessment amount = Cap = \$7,500

# 2020 Street Improvements: Assessments

7



# 2020 Street Improvements: Assessments

8

DENMARK TOWNSHIP  
MARCH, 2020

2020 STREET IMPROVEMENTS  
120TH STREET SOUTH AND MORGAN AVENUE SOUTH  
PRELIMINARY ASSESSMENT ROLL

PAGE 1 of 1

NAME	ADDRESS	MAILING ADDRESS	PID	UNIT ASSESSMENT AMOUNT
ENGLER JOSEPH	12184 120TH ST	12184 120TH ST HASTINGS MN 55033	3102720330002	\$7,500.00
CORDES KENNETH C & KAREN L	12255 120TH ST	12255 120TH ST HASTINGS MN 55033	0602620220001	\$7,500.00
SAHOUANI HASSAN & DAWN	12250 120TH ST	12250 120TH ST HASTINGS MN 55033	3102720340005	\$7,500.00
SCREATON-LEE FAMILY TRS		711 MANNING AVE N LAKE ELMO MN 55042	0602620210001	\$7,500.00
CARLSON STACY H & JEFFREY R	12460 120TH ST	12460 120TH ST S HASTINGS MN 55033	3102720340002	\$7,500.00
ROSSING LEROY A & SANDRA J	12521 120TH ST	12521 120TH ST S HASTINGS MN 55033	0602620120001	\$7,500.00
ORNER KENNETH & TERESA L	12595 120TH ST	12595 120TH ST S HASTINGS MN 55033	0602620120004	\$7,500.00
SCHWARTZ ALAN & JUDITH	12675 120TH ST	12675 120TH ST HASTINGS MN 55033	0602620120003	\$7,500.00
MUHL LEVI J & KRISTIN J	12100 MORGAN AVE	12100 MORGAN AVE HASTINGS MN 55033	0602620120005	\$7,500.00
KING WILLIAM C & THERESA A		11990 MORGAN AVE S HASTINGS MN 55033	3102720430002	\$7,500.00
KING WILLIAM C & THERESA A	11990 MORGAN AVE	11990 MORGAN AVE S HASTINGS MN 55033	3102720440001	\$7,500.00
SWANLUND DAVID L & SUSAN C	12111 MORGAN AVE	12111 MORGAN AVE S HASTINGS MN 55033	0602620110004	\$7,500.00
FOWLER DUANE A & AMY J	12177 MORGAN AVE	12177 MORGAN AVE S HASTINGS MN 55033	0602620110005	\$7,500.00
DEBAERE PATRICK & JENNA	12170 MORGAN AVE	12170 MORGAN AVE S HASTINGS MN 55033	0602620120002	\$7,500.00
			<b>TOTAL</b>	<b>\$105,000.00</b>

# 2020 Street Improvements: Assessments

9

- Assessments would levied over a 10-year period
- Can be paid up front without interest
- If not paid in full, added to property taxes for 10 year period + interest
- Interest rate = coupon rate (if bonding) + 2% or as set by Town Board

# 2020 Street Improvements: Project Schedule

10

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|-----------------|---|
| April 6, 2020   | Town Board Accepts Feasibility Report and Orders Public Improvement Hearing and Assessment Hearing.   |
| May 4, 2020     | <b>Public Improvement Hearing. Town Board Orders the Improvement (requires 4/5th Vote).<br/>Town Board approves plans and authorizes bidding.</b> |
| June 1, 2020    | <b>Assessment Hearing. Town Board Considers a Resolution to Adopt Proposed Assessments.</b>   |
| June 22, 2020   | Receive Contractor Bids.  |
| July 6, 2020    | <b>Town Board accepts bids and awards Contract .</b>  |
| October 9, 2020 | Construction complete.  |

# 2020 Street Improvements: Next Steps

11

## **PUBLIC IMPROVEMENT HEARING:**

- Monday, May 4, 2020 at 7pm – Watch website for meeting details
- Comments: [townclerk@denmarktownship.org](mailto:townclerk@denmarktownship.org)