

Village of Little Chute

September 24, 2014

POLICY FOR SPECIAL ASSESSMENTS (STREETS)

PRESENTATION OUTLINE

- ✘ What is a special assessment?
- ✘ Special assessment terminology
- ✘ Current policy overview
- ✘ How are special assessments calculated?
- ✘ Historical street reconstruction (15 years)
- ✘ Life cycle plan
- ✘ Financial overview of special assessments
- ✘ Conclusion & Questions
 - + FAQ Handout available

WHAT IS A SPECIAL ASSESSMENT?

- ✘ A special assessment is a charge to property owners that benefit from a specific infrastructure improvement project.
 - + Properties benefit from the access to a functioning, safe roadway
 - + Calculated in lineal feet of frontage

SPECIAL ASSESSMENT TERMINOLOGY

- ✘ **Rural road:** A road with a cross-section basically consisting of a paved surface, grass or gravel shoulders, and swales or ditches for drainage, with the general absence of curb and gutter. These roads do not meet the general standards of a Village Street.
- ✘ **Urban street:** A street meeting the general design requirements for a Village street, including curb, gutter and storm sewers.
- ✘ **New street:** New streets include reconstructed gravel and rural roads and streets receiving their first permanent surface.
- ✘ **Reconstructed streets:** Existing streets which meet the general design requirements of a Village street including a permanent surface, curb and gutter, and storm sewers for drainage. Reconstruction would involve the removal and replacement of the curb and gutter and pavement.

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SPECIAL ASSESSMENT TERMINOLOGY CONTINUED

- ✘ **Actual costs:** What the Village pays the contractor in labor, material and equipment – ONLY for Asphalt
- ✘ **Assessable costs:** Assessment items include administrative fees (project management, survey and inspection), notifications, concrete, curb and gutter, cutting, grading, seed and mulch and terrace restoration.
- ✘ **Assessed at %:** Percentage of the assessable costs charged to property owners – ONLY for Asphalt
- ✘ **Assessable frontage:** Property that abuts the public right-of-way
- ✘ **Corner Lot Credit:** Corner lot receives a 25 foot credit per side paved.
- ✘ **Minimum front footage:** All lots have a minimum of 40', with the exception of corner lots and adjoining lots under the same ownership

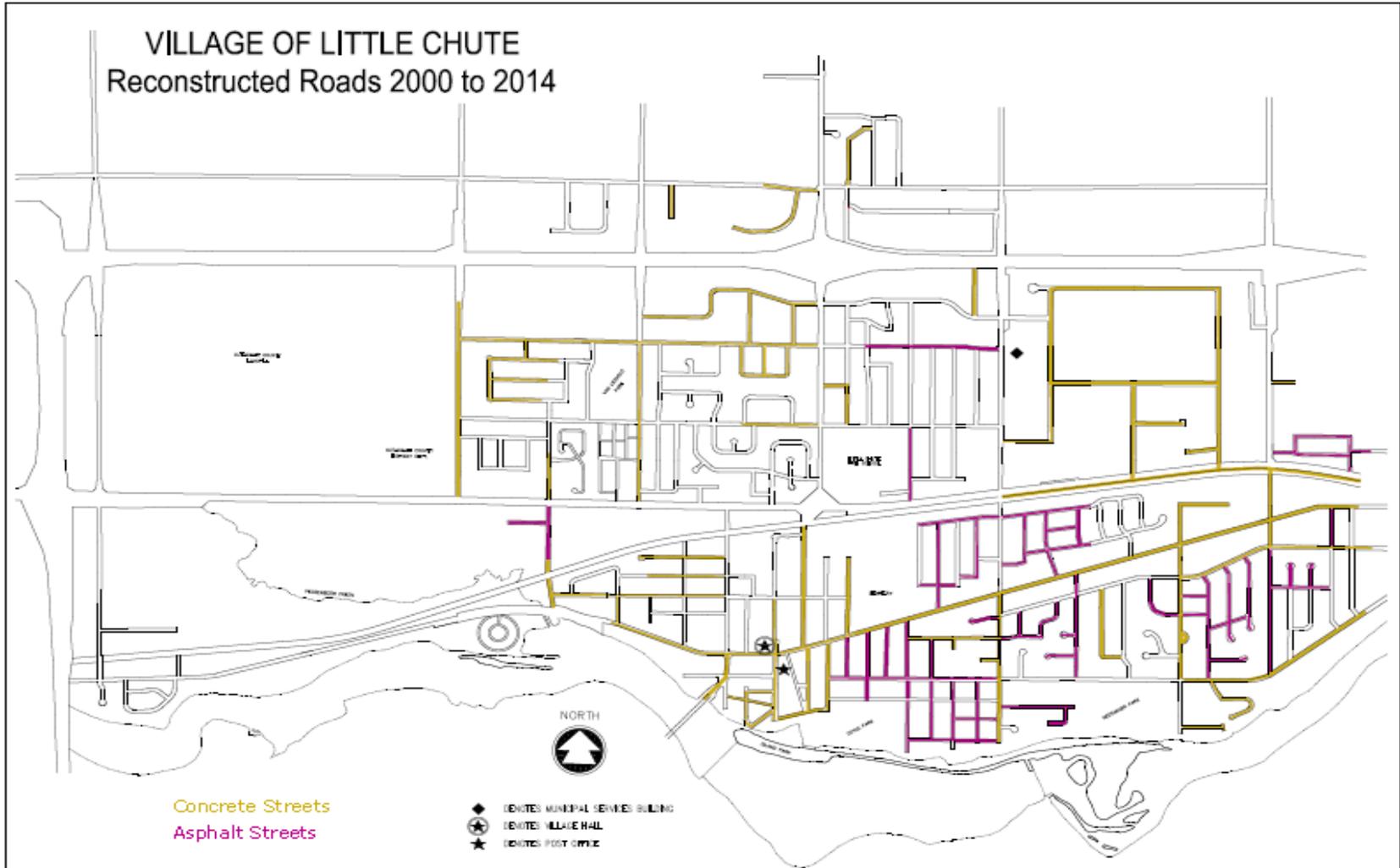
CURRENT POLICY OVERVIEW

- ✘ The current street assessment policy was adopted 12/05/2007, incrementally amended since.
- ✘ The Village's policy goal is to spread the costs of reconstruction to all property owners in a equitable manner, including tax exempt entities.
- ✘ Ensures that the Village has a revenue stream to offset borrowing for reconstruction
- ✘ Rate chart: [PDF of Policy](#)

STREET ASSESSMENT EXAMPLE

- ✖ Concrete Example: frontage x rate
 - + 75 feet of frontage x \$107.46 = \$8,059.50 (based on 2014 rate at the 38'/39' street width)
- ✖ Asphalt Example: Assessable costs/total frontage x 35% (70%/30%)
 - + Actual cost of \$700k(x70%)/10,000 feet of frontage = \$49 rate per foot
 - + 75 feet of frontage = \$3,675

STREET RECONSTRUCTION: 2000 - 2014



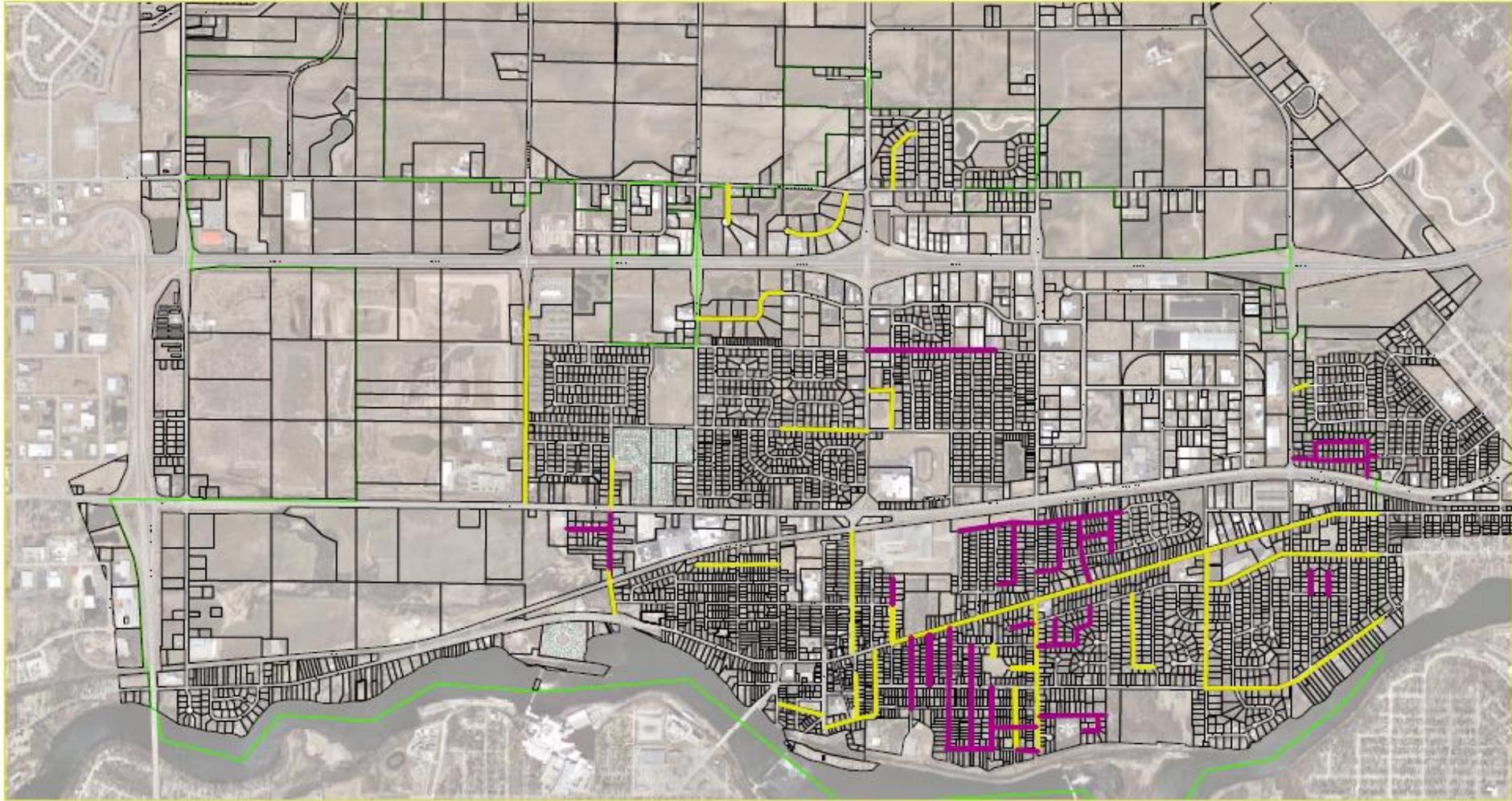
LIFECYCLE OF VILLAGE STREETS

- ✘ The Village of Little Chute has 55 miles of locally controlled streets (290,400 feet)
- ✘ On average, the trade associations predict that asphalt will last 20 years and concrete 35-40 years
- ✘ The Village of Little Chute strives to maintain asphalt to 25 years and concrete to 50 years through dedicated maintenance and upkeep
- ✘ Overall goal to achieve service life: 8,560 lineal feet of street
- ✘ Recent reconstruction data (assessable lineal feet):
 - + 2014: 9,384 feet concrete
 - + 2013: 14,006 feet concrete / 6,580 Asphalt
 - + 2012: 7,861 feet concrete
 - + 2011: 7,183 feet concrete
 - + 2010: 2,275 feet concrete
 - + 2009: 319 feet concrete
 - + 2008: 10,641 feet concrete
 - + 2007: 8,682 feet asphalt
 - + 2006: 11,197 feet concrete
 - + 2005: 26,968 feet asphalt
 - + 10 year average: 13,510 lineal assessable feet (Which is different than lineal feet of street)
- ✘ PASER: How streets identified for future work.

FINANCIAL OVERVIEW

- ✖ Past ten years, the Village has assessed \$6.3M
- ✖ Remaining to be collected is \$2.2M
- ✖ Village offers
 - + 10 year repayment, with no justification
 - + Interest rate set at bond rate plus .5% - 2014 is 2.5%
 - + Payments accepted monthly, quarterly, or annually
 - + No prepayment penalty
- ✖ CIP: 5 Year plan using PASER data
- ✖ General Transportation Aids (GTA)

CURRENT STREETS ASSESSED



Village
of
Little Chute

1 inch = 1,420 feet



NEXT STEPS

- ✘ Village Board and staff welcome comments
- ✘ Village Clerk will accept comments through October 29th in person, in writing or via email (laurie@littlechutewi.org)
- ✘ Based upon feedback, Village staff will provide a follow-up presentation on alternatives
- ✘ PDFs of presentation and maps will be available on Village Website

✖ Questions?