

City of Grant

Road Feedback Informational Meeting

Agenda

1. Introduction of Speakers and rules of conduct. - Steve Bohnen,
Road Commissioner
2. What are we here to talk about?
Road policy changes – Why now? Steve Bohnen, Road
Commissioner
3. Proposal details and estimated City tax impact – Steve Bohnen,
Road Commissioner
4. Other Speakers
5. Questions and answers - Residents

Resident Engagement in Road Discussion Plan

1. Councilmen review current road policies and develop annual budget.
2. Public information over three months.
 - a. Grant Newsletter
 - b. Website information
 - c. Three public informational meetings (10/13, 10/24, 10/27)
 - d. Public hearing on road reconstruction policy November 1, 2011 6:30 pm
 - e. Public Truth in Taxation Meeting December 6, 2011
3. Identify roads most in need of reconstruction.
4. Determine the linear footage of each road.
5. Determine the cost of repairing these roads.
6. Design a scoring system
 - f. Traffic count
 - g. Condition of road (potholes and cracking)
 - h. Number of residents living on the road
 - i. Through street or neighborhood road
 - j. Annual potholing and maintenance cost
 - k. Condition of base.
 - l. Age of road
 - m. Other.
7. Compile resident feedback. (Steve will carefully count each resident's feedback only once.)
 - n. Online road form
 - o. Emails to Steve
 - p. Phone calls to Steve
 - q. Speakers at meetings

Annual Planning for Reconstruction

If approved by the City Council, the process used by Grant would be:

1. An annual priority list would be approved by the City Council based upon a road condition scoring system as evaluated by the City Engineer and the Road Commissioner.
2. The City Engineer would prepare a feasibility study for the highest scoring road (road in the worst condition) as directed by the City Council.
3. Residents would be contacted and provided with information and an informational meeting.
4. Residents will be provided repair options and costs for their road.
5. The City Engineer will prepare a resident survey to identify support for the plan as directed by the City Council.
6. If there is support, as guided by the road policy, a public hearing and assessment roll will be set.
7. The City Council will vote to proceed in accordance with the road policy at the public hearing.
8. The City Council will direct appropriate bonding to be secured and available to residents for funding special assessments if needed.
9. Construction bid will be awarded and construction will commence.

City of Grant
Oldest Road/Condition List
2011

Road	NUMBER OF FEET	YEAR PAVED	RESIDENT COST	CITY COST
Kimbrow Ave. Court	1500	1987	\$79,560	\$19,890
Leeward Avenue	2200	1978	\$116,688	\$29,172
79th Street	1900	1978	\$100,776	\$25,199
Keats Avenue	3800	1973	\$20,1552	\$50,388
60th Street Ln	3000	1974	\$159,120	\$39,780
61 st Street	500	1974	\$26,520	\$6,630
Keswick	1700	1974	\$90,168	\$22,542
Kelvin	300	1974	\$15,912	\$3,978
115 th Street	2650	1983	\$140,556	\$35,139
Lockridge Ave.	1900	1984	\$100,776	\$25,194

Based upon an average cost of \$66.30 per foot.

City Share 20%

Resident Share 80%.

City of Grant

Grant Road Maintenance Policy

Would you please help the City Council develop a fair and equitable road policy?

What change?

I would like to change our road policy so that we follow the general practice of contributing 20% to road reconstruction. The policy now is that the City can contribute any amount they would think appropriate but no road has ever been reconstructed. This does not fund or change the policy on paving gravel roads or overlaying existing paved roads.

Why?

Several roads in our city are at the age that reconstruction is appropriate. The roads continue to deteriorate and become more hazardous in the spring and require more patching each year.

Who would choose?

The City Engineer together with the Road Commissioner would make a recommendation to the City Council for their approval of roads to be reconstructed. Generally, the oldest roads in the worst shape would be fixed first.

Funding?

We have reserved \$70,000 in the levy to fund this. This costs \$35.77 or just under 10 cents per day on the average homeowner in Grant.

Your City Council Members Live on:	
Tom Carr, Mayor	Paved City Road
Steve Bohnen, Road Supervisor & Council Member	Paved State Road
Dan Potter, Deputy Mayor & Council Member	Gravel City Road
Jeff Huber, Council Member	Paved City Road
Scott Fogelson, Council Member	Paved City Road

City of Grant
Estimated City Property Tax Portion
Pay 2012

2012 Market Value	2011 Market Value*	2011 City Tax	2012 Proposed City Tax	2012 City Tax No Road Reconstruction	Contribution to \$70,000 Road Reconstruction
\$355,900**	\$402,600	\$446.24	\$517.60	\$481.83	\$35.77
\$150,000	\$169,700	\$157.94	\$186.41	\$173.52	\$12.89
\$250,000	\$282,800	\$297.95	\$347.28	\$323.28	\$24.00
\$400,000	\$452,500	\$503.13	\$588.59	\$547.91	\$40.68
\$600,000	\$678,700	\$804.35	\$922.44	\$858.69	\$63.75

* Average decrease in value for 2012 was 11.6%. Your actual change in value is on your Notice of Valuation and Classification for Taxes Payable in 2012 mailed this spring by Washington County.

** Median home value in Grant.

Levy Change
Pay 2012

2012 Levy Item	Amount	Percent
2011 Levy	\$911,803	100.0%
End Deficit Spending	\$23,983	2.6%
More Tax Dollars to Road Maintenance (Total spending increase 2% shifting administration dollars to roads.)	\$31,750	3.5%
Road reconstruction	\$70,000	7.7%
All other Changes in Revenue and Spending	\$5,664	0.6%
Total Increase	\$131,397	14.4%
2012 Levy	\$1,043,200	114.4%

Source: 2012 Adopted Preliminary City Budget

The tax information above was
developed in cooperation with the
Washington County Department
Of Property Records and Taxpayer Services
Friday October 7, 2011

City of Grant
City to City Comparison by Homestead Value
Proposed Pay 2012

2012 Market Value	Grant 2011 Actual Tax	Grant* 2012 Proposed Tax	Mahtomedi 2012 Proposed Tax	Stillwater 2012 Proposed Tax	Lake Elmo 2012 Proposed Tax	Hugo 2012 Proposed Tax
\$355,900**	\$446.24	\$517.60	\$1182.46	\$1,935.65	\$956.71	\$1,254.57
\$150,000	\$157.94	\$186.41	\$425.65	\$697.10	\$344.55	\$451.93
\$250,000	\$297.95	\$347.28	\$793.36	\$1,298.71	\$641.90	\$841.95
\$400,000	\$503.13	\$588.59	\$1,344.63	\$2,201.14	\$1,087.93	\$1,426.99
\$600,000	\$804.35	\$922.44	\$2107.31	\$3,449.63	\$1,705.00	\$2,158.23

* Includes proposed \$70,000 road maintenance.

** Median home value in Grant.

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Gravel and Paved Road Spending
2001 to 2010

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	TOTAL
Gravel Roads											
404-000 · Grader Operator Salary	-	6,437	-	15,978	14,440	-	-	-	-	-	36,855
404-100 · Grader Operator FICA/Medicare	-	-	-	-	1,106	-	-	-	-	-	1,106
404-200 · Grader Operator PERA	-	-	-	821	684	14	-	-	-	-	1,519
501-020 · Grader Fuel	-	-	-	4,639	5,431	-	-	-	-	-	10,070
501-030 · Grader Maintenance	-	-	-	6,442	3,076	647	4,982	1,097	510	-	16,754
501-040 · Grader Rental	-	-	-	6,021	25	-	-	-	-	-	6,046
501-100 · Grader Storage	-	-	-	1,730	2,400	-	-	-	-	-	4,130
501-300 · Grader Contractor	-	-	-	-	-	76,472	57,750	40,796	23,197	47,623	245,838
510-700 · Gravel Costs-Roads	50,000	55,834	40,862	44,378	16,292	30,425	95,691	49,823	44,986	34,435	462,727
510-720 · Road Maintenance	80,000	103,643	66,679	6,800	-	42	-	-	-	-	257,165
510-721 · Magnesium Chloride	-	-	2,092	2,836	13,892	16,368	23,693	46,160	44,127	39,183	188,351
total	130,000	165,914	109,633	89,646	57,345	123,968	182,116	137,877	112,820	121,241	1,230,560
	93%	97%	90%	54%	47%	45%	58%	58%	60%	55%	63%

Paved Roads											
510-710 · Seal Coating/Overlay-Roads	10,000	4,500	8,822	42,262	-	-	-	1,386	(228)	3,368	70,110
510-722 · Road Shouldering	-	-	-	14,659	1,602	2,720	-	9,241	-	4,385	32,607
510-723 · Road Potholes& Asphalt Repair	-	-	-	17,104	21,473	24,248	32,876	34,368	34,541	35,371	199,980
510-728 · Seal Coating & Crack Filling	-	-	-	-	41,872	124,644	97,981	56,833	40,960	57,575	419,864
510-720 · Road Maintenance	-	-	3,474	1,000	-	42	-	-	-	-	4,516
total	10,000	4,500	12,296	75,025	64,946	151,655	130,857	101,827	75,273	100,699	727,077
	7%	3%	10%	46%	53%	55%	42%	42%	40%	45%	37%

City of Grant
Gravel and Paved Road Budget Comparison
2010 Actual to 2012 Budget

Item	Actual 2010	Budget 2011	Budget 2012
Grader contract	\$47,623	\$45,000	\$50,000
Gravel costs	\$34,435	\$50,000	\$50,000
Dust control	\$39,183	\$40,000	\$45,000
Gravel reclaim	<u>\$0</u>	<u>\$0</u>	<u>\$2,400</u>
<i>Total gravel</i>	\$121,241	\$135,000	\$147,400
<i>Gravel per mile per year</i>	\$1,297	\$1,444	\$1,577
Seal coating and crack filling	\$60,943	\$70,000	\$60,000
Shouldering	\$4,385	\$10,000	\$9,000
Potholes	<u>\$35,371</u>	<u>\$35,000</u>	<u>\$40,000</u>
<i>Total paved</i>	\$100,699	\$115,000	\$109,000
<i>Paved per mile per year</i>	\$1,025	\$1,170	\$1,109

Note: This is the budget items directly attributable to only gravel or paved. It does not include shared items such as snow plowing which are generally equal because of the close number of paved and gravel miles in Grant.

City of Grant
Count of Homesteads by Value Range
Pay 2012 Residential

Home Value Range	< \$100,000	\$100,000 - \$250,000	\$250,000 - \$400,000	\$400,000 - \$1,000,000	Over \$1,000,000	Total
Number of Homes	1	126	700	474	23	1,324

Median Homestead Value 2012
\$355,900

Median Value Change 2011 to 2012
-11.6

All data appearing on this page is from the Washington County Department
Of Property Records and Taxpayer Services
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City of Grant
Other Property Tax Information
Pay 2012

What is changing my Grant portion of the property taxes?

1. A question to residents about road maintenance. Should we begin a \$70,000 contribution to reconstruction of our roads in the worst shape? This would be to maintain existing paved roads and would not be for paving gravel roads. Average cost \$35.77 or less than 10 cents per day.
2. Ending the deficit spending out of our reserves. \$23,983.00
3. A 2% increase in all other ongoing spending.
4. An average decrease in value of 11.6% of Grant median homestead value compared to a county-wide decrease of 2.8%.

City of Grant Pay 2012 Change in Value Residential & Seasonal*							
Over 15% Decrease	10.1 to 15% Decrease	5.1 to 10% Decrease	No Change	0.1 to 5% Increase	5.1 to 10% Increase	10.1 to 15% Increase	Over 15% Increase
594	600	51	15	12	3	1	4

5. A reduced Fiscal Disparity (6.2%) primarily because of the reduced commercial property value in Grant.
6. The state law change converting the Market Value Homestead Credit (MVHC) to an exclusion of value. Because Grant is a low tax City the change to an exclusion from a credit has a different impact than other cities.

City of Grant Washington Co. Estimate of MVHC Change Pay 2012*	
2012 Taxable Market Value	Estimated % Change in City Tax Assuming 11.6% (average) Decrease in Value from 2011 to 2012
\$355,900	0.9%
\$150,000	2.7%
\$250,000	1.4%
\$400,000	1.8%
\$500,000	-0.8%

* Source: Washington County Website

**City of Grant
Annual Levy
2005 to 2012**

Year	Total Levy	Change	% Change
2012	\$ 1,043,200	\$ 131,397	14.4%
2011	\$ 911,803	\$ 18,210	2.0%
2010	\$ 893,593	\$ (36,173)	-3.9%
2009	\$ 929,766	\$ 57,506	6.6%
2008	\$ 872,260	\$ 44,228	5.3%
2007	\$ 828,032	\$ 161,032	24.1%
2006	\$ 667,000	\$(248,326)	-27.1%
2005	\$ 915,326		