
**LEVANDER,
GILLEN &
MILLER, P.A.**

ATTORNEYS AT LAW

TIMOTHY J. KUNTZ
DANIEL J. BEESON
*KENNETH J. ROHLF
◊STEPHEN H. FOCHLER
◊JAY P. KARLOVICH
ANGELA M. LUTZ AMANN
*KORINE L. LAND
ANN C. O'REILLY
◻*DONALD L. HOEFT
DARCY M. ERICKSON
DAVID S. KENDALL
BRIDGET McCAULEY NASON
ELIZABETH HALL MURTHY
DAVID B. GATES
•
HAROLD LEVANDER
1910-1992
•
ARTHUR GILLEN
1919-2005
•
• ROGER C. MILLER
RETIRED

*ALSO ADMITTED IN WISCONSIN
◊ALSO ADMITTED IN NORTH DAKOTA
◊ALSO ADMITTED IN MASSACHUSETTS
◻ALSO ADMITTED IN OKLAHOMA

MEMO

TO: Sunfish Lake Mayor, Councilmembers and Consultants
FROM: Timothy J. Kuntz, City Attorney
DATE: February 1, 2017
RE: 2017-01 Street Improvement Project (Roanoke Road Overlay And Salem Church Road Reconstruction)
February 7, 2014 Public Improvement Hearing – Agenda Items 5(a),(b) & (c)

Section 1. Background. At the November 1, 2017 Council meeting, the Council, by various resolutions took the following actions related to the 2017-01 Street Improvement Project – Roanoke Road Overlay and Salem Church Road Reconstruction (the Project):

1. Appointed Don Sterna of WSB & Associates as project engineer.
2. Appointed Steve Apfelbacher of Ehlers & Associates as fiscal advisor.
3. Appointed Jenny Boulton of Kennedy & Graven as bond counsel.
4. Set February 7, 2017, as the date for the public hearing to consider whether the Project should be ordered.
5. Adopted a preliminary financing plan that calls for approximately 30% of the Project costs to be specially assessed and 70% to be paid for by City participation.
6. Adopted a Project schedule which calls for the public improvement hearing to be held February 7, 2017, construction during the summer of 2017, and the assessment hearing to be held in September 2017.
7. Accepted and adopted the Feasibility Report and ordered plans and specifications.
8. The Roanoke Road overlay component and the Salem Church Road reconstruction component were combined into one project identified as Project No. 2017-01.
9. The Council also received a report from Ehlers and Associates that analyzed the amount of tax levies that would have to be made to pay for bonds issued for the Project.

For reference, the preliminary financing plan is attached to this memo. Also, attached to this memo is the report from Ehlers and Associates analyzing the amount of tax levies that would have to be made to pay for bonds issued for the Project.

In advance of the February 7, 2017, public improvement hearing, we prepared a Notice of Public Hearing. The Notice was mailed to affected landowners on January 11, 2017, and was published in the City's official newspaper on January 15, 2017, and on January 22, 2017. A copy of the Notice is attached for reference.

Enclosed please find the following resolutions to be considered at the February 7, 2017, Public Improvement Hearing:

1. Resolution Ordering Public Improvement Project 2017-01 and Approving Final Plans and Specifications for the 2017-01 Street Improvement Project.
2. Resolution Ordering Advertisement for Bids for the 2017-01 Street Improvement Project.

Section 2. Council Action. At the February 7, 2017, Public Improvement Hearing, the Council will be asked to consider the Resolution Ordering Public Improvement Project 2017-01 and Approving Final Plans and Specifications for Project 2017-01 and the Resolution Ordering Advertisement for Bids for the 2017-01 Street Improvement Project.

For reference, I am also enclosing an agenda for the February 7th public improvement hearing as well as a summary of Project 2017-01.

Attachments:

- Preliminary Financing Plan
- Ehlers and Associates Report
- Notice of Public Improvement Hearing

Enclosures:

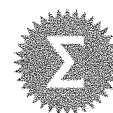
- Resolution Ordering Public Improvement Project 2017-01 and Approving Final Plans and Specifications for the 2017-01 Street Improvement Project
- Resolution Ordering Advertisement for Bids for the 2017-01 Street Improvement Project
- Agenda for Public Improvement Hearing
- Summary of Project 2017-01

PRELIMINARY FINANCING PLAN AND
PRELIMINARY ASSESSMENT POLICY
FOR 2017-01 STREET IMPROVEMENT PROJECT (ROANOKE ROAD OVERLAY
AND SALEM CHURCH ROAD RECONSTRUCTION)

NO.	ITEM	POLICY AND PLAN
1.	Project No.	2017-01 Street Improvement Project (Roanoke Overlay and Salem Church Road Reconstruction)
2.	Fiscal Consultant	Steve Apfelbacher of Ehlers & Associates, Inc.
3.	Project Costs	Project Costs include construction costs and the time spent by the City Attorney, Consulting Engineer, City Treasurer, City Forester, City Clerk and City Planner relating to the Project and the costs of publishing and mailing the notices of public hearings. Project Costs also include the cost of the fiscal advisor, the cost of the bond counsel, the cost of issuance of the bonds and the bond discount amount. Project Costs also include an appropriate contingency amount for construction.
4.	Estimate of Costs	The estimated cost of Project 2017-01 is \$413,980 (say \$415,000). The Roanoke Road portion is estimated to cost \$59,140. The Salem Church Road portion is estimated to cost \$341,780, plus the drainage of \$13,060 for a total of \$354,840.
5.	Allocation of Project Costs	The preliminary financial plan is to assess \$48,000 for Roanoke Road which would be about 81% of the cost of Roanoke Road (\$59,140). The preliminary financial plan is to assess \$75,000 for Salem Church Road which would be about 22% of the cost of Salem Church Road (\$341,780). Total assessments for the Project are \$123,000 (\$48,000 plus \$75,000). Total assessments are about 30% of total project costs (\$413,980).

6.	City Participation	The City participation will equal approximately 70% of the Project costs. The City participation will come from available cash on hand as well as a general City tax levy.
7.	Amount of Bonding	The estimated original bonding amount will be approximately \$413,980 (say \$415,000) minus an amount determined by the Council that can be paid out of existing reserves in 2017.
8.	Tax Levy	The tax levy will be for a period of ten (10) years. Each year the City will determine what amount is available in cash reserves and what amount of the City's participation needs to be levied in taxes. Per the preliminary forecast by Ehlers, the City will have to tax levy \$39,257 per year for 10 years to pay for the unassessed portion of the Project, plus interest.
9.	Properties Subject To Special Assessment	The properties subject to the special assessment are the parcels identified by the City consulting engineer in the feasibility report.
10.	Assessment Methodology	The special assessments will be spread on a per buildable lot basis as follows: Roanoke Road: \$6,000 per buildable lot on 8 lots (8 x \$6,000 = \$48,000) Salem Church Road: \$5,000 per buildable lot on 15 lots (15 x \$5,000 = \$75,000) Combined Total of Special Assessments: \$123,000 (\$48,000 + \$75,000 = \$123,000)
11.	Special Assessment Installments	The special assessments will be payable in ten (10) yearly installments. The yearly installment of principal will be the same fixed amount each year; there will be an equal amortization of principal over the term. The interest amount will decline as the principal balance declines.

12.	Interest on Special Assessments	The interest on the special assessments will begin to accrue from and after the date of levy. It is anticipated that the assessments will be levied in September or October 2017. The interest rate will be approximately 1.5% to 2.0% above the bond interest rate charged the City.
13.	Pre-payment of Special Assessments	Landowners will have thirty (30) days after levy of the special assessments to pre-pay the special assessments without any interest.
14.	Initial Installment	The initial installment of special assessments will be due and payable in calendar year 2018 together with real estate taxes.
15.	Payoff of Special Assessments	In any calendar year, landowners will be able to payoff the special assessments in full by making a payment equal to the principal balance owed together with interest through December 31 of the year of payoff.
16.	Partial Payments	Partial payments of principal outstanding will not be allowed.



Memo

To: Tim Kuntz , City Attorney
From: Steve Apfelbacher and Jessica Cook
Cc: Ann Lanoue
Date: October 18, 2016
Subject: Financing for Street Improvement Project 2017-01

We understand from your email that the City of Sunfish Lake is undertaking a street improvement project in 2017. The project has two components. One is a Roanoke Road overlay with a projected project cost of \$59,140. The other is Salem Church Road reconstruction with a projected project cost of \$354,840. The combined project costs are \$413,980. The City intends to assess \$123,000 or about 30% of the combined project cost. The rest will be paid by tax levy. The City needs to issue bonds for the full amount of the project costs and has requested an estimate of what the tax levy associated with Project 2017-01 will be, as well as an estimate of Ehlers fees.

Proposed Financing and Tax Levy

For purposes of estimating the tax levy and at your request, we have prepared the attached bond projection with the following assumptions:

- The projection assumes current market interest rates plus 1.0%. We are in an environment of rising interest rates and have assumed they will continue to rise prior to issuance next spring. The assumed True Interest Cost (TIC) is 3.00%.
- The assessments will be levied in 2017 for collection beginning in 2018. The assessments will have a ten year term and the assessment rate is assumed to be 1.5% over the TIC on the bonds, or 4.5%.
- The projection has used the costs for a full competitive sale. A competitive sale, including the preparation of an Official Statement, will entail higher fees but can produce interest savings. We will recommend the most cost-effective method of sale (competitive vs. negotiated) closer to the date of sale depending on then-current market conditions.

The resulting tax levy for the City of Sunfish Lake will be approximately \$40,000 per year. This can be viewed on Page 3 of the attached bond projection.

Ehlers Fee

We have provided the City with the required regulatory disclosures to start work on running options. For planning purposes, our Municipal Advisory services to the City of Sunfish Lake for financing Project 2017-01 for a cost ranging between \$7,400 for a negotiated or limited competitive sale to \$8,285 for a full competitive sale with the preparation of an Official Statement. Once a preferred option is agreed to by the City, we will provide a written disclosure finalizing our fee and scope of service



City of Sunfish Lake, Minnesota

\$450,000 General Obligation Improvement Bonds, Series 2017

Assumes Current Market BQ Non-Rated Rates plus 100bps

Sources & Uses

Dated 05/01/2017 | Delivered 05/01/2017

Sources Of Funds

Par Amount of Bonds	\$450,000.00
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Total Sources	\$450,000.00
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Uses Of Funds

Total Underwriter's Discount (1.500%)	6,750.00
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Costs of Issuance	16,500.00
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Deposit to Capitalized Interest (CIF) Fund	8,765.63
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Deposit to Project Construction Fund	413,980.00
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Rounding Amount	4,004.37
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Total Uses	\$450,000.00
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City of Sunfish Lake, Minnesota

\$450,000 General Obligation Improvement Bonds, Series 2017

Assumes Current Market BQ Non-Rated Rates plus 100bps

Debt Service Schedule

Date	Principal	Coupon	Interest	CIF	Total P+I	Net New D/S	Fiscal Total
05/01/2017	-	-	-	-	-	-	-
02/01/2018	-	-	8,765.63	(8,765.63)	8,765.63	-	-
08/01/2018	-	-	5,843.75	-	5,843.75	5,843.75	-
02/01/2019	40,000.00	2.050%	5,843.75	-	45,843.75	45,843.75	51,687.50
08/01/2019	-	-	5,433.75	-	5,433.75	5,433.75	-
02/01/2020	45,000.00	2.150%	5,433.75	-	50,433.75	50,433.75	55,867.50
08/01/2020	-	-	4,950.00	-	4,950.00	4,950.00	-
02/01/2021	45,000.00	2.250%	4,950.00	-	49,950.00	49,950.00	54,900.00
08/01/2021	-	-	4,443.75	-	4,443.75	4,443.75	-
02/01/2022	45,000.00	2.400%	4,443.75	-	49,443.75	49,443.75	53,887.50
08/01/2022	-	-	3,903.75	-	3,903.75	3,903.75	-
02/01/2023	45,000.00	2.550%	3,903.75	-	48,903.75	48,903.75	52,807.50
08/01/2023	-	-	3,330.00	-	3,330.00	3,330.00	-
02/01/2024	45,000.00	2.650%	3,330.00	-	48,330.00	48,330.00	51,660.00
08/01/2024	-	-	2,733.75	-	2,733.75	2,733.75	-
02/01/2025	45,000.00	2.750%	2,733.75	-	47,733.75	47,733.75	50,467.50
08/01/2025	-	-	2,115.00	-	2,115.00	2,115.00	-
02/01/2026	45,000.00	2.900%	2,115.00	-	47,115.00	47,115.00	49,230.00
08/01/2026	-	-	1,462.50	-	1,462.50	1,462.50	-
02/01/2027	45,000.00	3.000%	1,462.50	-	46,462.50	46,462.50	47,925.00
08/01/2027	-	-	787.50	-	787.50	787.50	-
02/01/2028	50,000.00	3.150%	787.50	-	50,787.50	50,787.50	51,575.00
Total	\$450,000.00	-	\$78,773.13	(8,765.63)	\$528,773.13	\$520,007.50	-

Significant Dates

Dated	5/01/2017
First Coupon Date	2/01/2018

Yield Statistics

Bond Year Dollars	\$2,857.50
Average Life	6.350 Years
Average Coupon	2.7567150%
Net Interest Cost (NIC)	2.9929354%
True Interest Cost (TIC)	3.0097655%
Bond Yield for Arbitrage Purposes	2.7449108%
All Inclusive Cost (AIC)	3.6806608%

IRS Form 8038

Net Interest Cost	2.7567150%
Weighted Average Maturity	6.350 Years



City of Sunfish Lake, Minnesota

\$450,000 General Obligation Improvement Bonds, Series 2017

Assumes Current Market BQ Non-Rated Rates plus 100bps

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	CIF	Net New D/S	105% of Total	Assessments	Levy/(Surplus)
02/01/2018	-	-	8,765.63	8,765.63	(8,765.63)	-	-	-	-
02/01/2019	40,000.00	2.050%	11,687.50	51,687.50	-	51,687.50	54,271.88	17,835.00	36,436.88
02/01/2020	45,000.00	2.150%	10,867.50	55,867.50	-	55,867.50	58,660.88	17,281.50	41,379.38
02/01/2021	45,000.00	2.250%	9,900.00	54,900.00	-	54,900.00	57,645.00	16,728.00	40,917.00
02/01/2022	45,000.00	2.400%	8,887.50	53,887.50	-	53,887.50	56,581.88	16,174.50	40,407.38
02/01/2023	45,000.00	2.550%	7,807.50	52,807.50	-	52,807.50	55,447.88	15,621.00	39,826.88
02/01/2024	45,000.00	2.650%	6,660.00	51,660.00	-	51,660.00	54,243.00	15,067.50	39,175.50
02/01/2025	45,000.00	2.750%	5,467.50	50,467.50	-	50,467.50	52,990.88	14,514.00	38,476.88
02/01/2026	45,000.00	2.900%	4,230.00	49,230.00	-	49,230.00	51,691.50	13,960.50	37,731.00
02/01/2027	45,000.00	3.000%	2,925.00	47,925.00	-	47,925.00	50,321.25	13,407.00	36,914.25
02/01/2028	50,000.00	3.150%	1,575.00	51,575.00	-	51,575.00	54,153.75	12,853.50	41,300.25
Total	\$450,000.00	-	\$78,773.13	\$528,773.13	(8,765.63)	\$520,007.50	\$546,007.88	\$153,442.50	\$392,565.38

Significant Dates

Dated	5/01/2017
First Coupon Date	2/01/2018

Yield Statistics

Bond Year Dollars	\$2,857.50
Average Life	6.350 Years
Average Coupon	2.7567150%
Net Interest Cost (NIC)	2.9929354%
True Interest Cost (TIC)	3.0097655%
Bond Yield for Arbitrage Purposes	2.7449108%
All Inclusive Cost (AIC)	3.6806608%



City of Sunfish Lake, Minnesota

\$450,000 General Obligation Improvement Bonds, Series 2017

Assumes Current Market BQ Non-Rated Rates plus 100bps

Detail Costs Of Issuance

Dated 05/01/2017 | Delivered 05/01/2017

COSTS OF ISSUANCE DETAIL

Financial Advisor	\$8,500.00
Bond Counsel (Kennedy & Graven)	\$7,000.00
Miscellaneous	\$1,000.00
TOTAL	\$16,500.00



City of Sunfish Lake, Minnesota

\$123,000 General Obligation Improvement Bonds, Series 2017

Assessments

1.50% over TIC - Equal Principal

Assessments

Date	Principal	Coupon	Interest	Total P+I
12/31/2018	12,300.00	4.500%	5,535.00	17,835.00
12/31/2019	12,300.00	4.500%	4,981.50	17,281.50
12/31/2020	12,300.00	4.500%	4,428.00	16,728.00
12/31/2021	12,300.00	4.500%	3,874.50	16,174.50
12/31/2022	12,300.00	4.500%	3,321.00	15,621.00
12/31/2023	12,300.00	4.500%	2,767.50	15,067.50
12/31/2024	12,300.00	4.500%	2,214.00	14,514.00
12/31/2025	12,300.00	4.500%	1,660.50	13,960.50
12/31/2026	12,300.00	4.500%	1,107.00	13,407.00
12/31/2027	12,300.00	4.500%	553.50	12,853.50
Total	\$123,000.00	-	\$30,442.50	\$153,442.50

Significant Dates

Filing Date	1/01/2018
First Payment Date	12/31/2018



**CITY OF SUNFISH LAKE
DAKOTA COUNTY, MINNESOTA**

**NOTICE OF PUBLIC IMPROVEMENT HEARING FOR
2017-01 STREET IMPROVEMENT PROJECT
(ROANOKE ROAD OVERLAY AND SALEM CHURCH ROAD RECONSTRUCTION)**

TO WHOM IT MAY CONCERN:

NOTICE is hereby given that the City Council of the City of Sunfish Lake will hold a public hearing at St. Anne's Episcopal Church located at 2035 Charlton Road (Highway 110 and Charlton Road), Sunfish Lake, Minnesota, at 7:00 p.m. on **Tuesday, February 7, 2017**, to consider the making of the following improvements in the 2017 Public Improvement Program:

**2017-01 STREET IMPROVEMENT PROJECT
(ROANOKE ROAD OVERLAY AND SALEM CHURCH ROAD RECONSTRUCTION)**

The 2017-01 Street Improvement Project (the Project) has two components:

1. Roanoke Road: which involves a two inch overlay placed on top of the existing pavement on Roanoke Road; and
2. Salem Church Road: which involves a full depth mill (bituminous reclamation) of the existing bituminous surface of Salem Church Road and placement of four inches of bituminous surfacing, shouldering, roadside swale grading, turf restoration, drainage and culvert improvements and appurtenances and driveway reconstruction.

THE ESTIMATED TOTAL COMBINED COST OF PROJECT 2017-01 IS: \$413,980.

The Roanoke Road portion is estimated to cost \$59,140.

The Salem Church Road portion is estimated to cost \$341,780, plus the drainage improvements of \$13,060 for a total of \$354,840.

The parcels proposed to be assessed are as follows (identified by tax parcel identification number):

Project Parcel No.	Name and Address of Record Owner	Tax Parcel Identification Number	Proposed Assessment Amount
1 (house)	Brent J. Baskfield and Florence A. Baskfield, Trustees 90 Salem Church Road Sunfish Lake, MN 55118	38-88801-01-080	\$6,000

2 (land)	Brent J. Baskfield and Florence A. Baskfield, Trustees 90 Salem Church Road Sunfish Lake, MN 55118	38-88801-01-070	\$6,000
3	J. David Wight and Maria A. Wight, Trustees 5 Roanoke Road Sunfish Lake, MN 55118-4706	38-88801-01-060	\$6,000
4	Robert P. Bryant 7 Roanoke Road Sunfish Lake, MN 55118	38-88801-01-050	\$6,000
5	Robert W. Tuttle and Sue-Mi Tuttle 8 Roanoke Road Sunfish Lake, MN 55118	38-88801-01-040	\$6,000
6	J. Michael Gonzalez-Campoy and Rebecca C. Gonzalez-Campoy 6 Roanoke Road Sunfish Lake, MN 55118-4706	38-88801-01-030	\$6,000
7	Timothy A. Bott and Joy A. Bott 4 Roanoke Road Sunfish Lake, MN 55118-4706	38-88801-01-020	\$6,000
8	Guillermo Chang and Patricia Chang 2 Roanoke Road Sunfish Lake, MN 55118-4706	38-88801-01-010	\$6,000
9	Paul M. Tani and Barbara S. Tani 19 Salem Lane Sunfish Lake, MN 55118-4700	38-90500-00-080	\$5,000
10	Andrew M. LeFevour and Suzanne A. LeFevour 15 Salem Lane Sunfish Lake, MN 55118-4700	38-90500-00-070	\$5,000
11	Kurt L. Larson and Katherine A. Larson 11 Salem Lane Sunfish Lake, MN 55118-4700	38-90500-00-060	\$5,000
12	Bonnie H. Bennett Holub and John M. Holub 9 Salem Lane Sunfish Lake, MN 55118	38-90500-00-050	\$5,000

13	James M. Shaver and Susan K. Kimmel 7 Salem Lane Sunfish Lake, MN 55118	38-90500-00-040	\$5,000
14	Reino O. Ojala and Llisa J. Ojala 5 Salem Lane Sunfish Lake, MN 55118-4700	38-90500-00-030	\$5,000
15	Darren F. Strafelda and Stephanie C. Holman Strafelda 3 Salem Lane Sunfish Lake, MN 55118	38-90500-00-020	\$5,000
16	Edward B. Gill and Kari R. Gill 1 Salem Lane Sunfish Lake, MN 55118-4700	38-90500-00-010	\$5,000
17	Michael H. Streater and Kathleen Streater 2 Salem Lane Sunfish Lake, MN 55118-4700	38-90500-00-100	\$5,000
18	Gerald K. Johnson Jr. and Susan E. Gray 4 Salem Lane Sunfish Lake, MN 55118-4700	38-90500-00-110	\$5,000
19	Patrick J. Plunkett and Anita Plunkett 10 Salem Lane Sunfish Lake, MN 55118-4700	38-90500-00-130	\$5,000
20	Stephen N. Seidlitz and Mary Seidlitz 21 Salem Lane Sunfish Lake, MN 55118-4700	38-90500-00-120	\$5,000
21	Jose Luis Escoto and Irma Escoto 55 Salem Church Road Sunfish Lake, MN 55118 Mailing Address: 1434 Robert Street S. West St. Paul, MN 55118-3140	38-03200-50-011	\$5,000
22	Mark A. Casagrande and Linda J. Casagrande 45 Salem Church Road Sunfish Lake, MN 55118	38-84325-01-030	\$5,000
23	DEVEE LLC c/o Don Mager, Chief Manager 2111 Delaware Avenue Sunfish Lake, MN 55118	38-03800-13-010	\$5,000

Said improvements related to Project 2017-01 are to be considered pursuant to Minnesota Statutes, Chapter 429.

The Project is proposed to be specially assessed against buildable tax parcels either abutting, or served by said improvements. The areas and parcels, as specifically described herein, are subject to said special assessments. The buildable tax parcels abutting or served by the improvements are proposed to be assessed \$6,000 per buildable tax parcel for those tax parcels abutting or served by Roanoke Road and \$5,000 per buildable tax parcel for those tax parcels abutting or served by Salem Church Road. Information concerning project costs and the estimate of the assessments will be available at the hearing. A reasonable estimate of the impact of the assessments will be available at the hearing.

The total estimated cost of the above listed improvements is \$413,980. The total amount proposed to be assessed is \$123,000, which is approximately 30% of the estimated cost of the Project. With regard to the Roanoke Road component, the amount proposed to be assessed is \$48,000, which is approximately 81% of the estimated Project costs of \$59,140. With regard to the Salem Church Road component, the amount proposed to be assessed is \$75,000, which is approximately 22% of the estimated Project costs of \$354,840.

Persons desiring to be heard with reference to the proposed improvements will be heard at the time and place of the public hearing as stated in this Notice. Written or oral objections will be considered at the public hearing.

The feasibility report concerning the improvements is on file with the City Clerk and the City's Consulting Engineer. The feasibility report is available for public inspection prior to the public hearing by contacting the City's Consulting Engineer, Don Sterna, WSB & Associates, Inc., 701 Xenia Avenue South, Suite 300, Minneapolis, Minnesota, 55416, or by telephone at 763-287-7189.

Publish - January 15, 2017
Publish - January 22, 2017
In ***South-West Review***
(Official Newspaper)

Mail - January 11, 2017

CITY OF SUNFISH LAKE

/s/
Catherine Iago, City Clerk

**CITY OF SUNFISH LAKE
DAKOTA COUNTY, MINNESOTA**

**FEBRUARY 7, 2017
7:00 P.M.**

**AGENDA FOR PUBLIC IMPROVEMENT HEARING
FOR PROJECT NO. 2017-01**

- 1.) Call to Order**
- 2.) Introductions and Welcome (Mayor)**
- 3.) Public Hearing to Consider Ordering of Sunfish Lake City Project 2017-01
(Roanoke Road Overlay and Salem Church Road Reconstruction)**
 - Hearing Declared to Be Open (Mayor)
 - Review of Project Construction (Don Sterna)
 - Nature of Improvements
 - Review of Project Schedule (Don Sterna)
 - Outline of Financing (Tim Kuntz)
 - Schedule for Borrowing Funds (Tim Kuntz)
 - Request for Public Comments (Mayor)
 - Public Comments
 - Motion to Close Public Hearing
 - Council Discussion of Project
 - Motion to Approve Resolution Ordering Public Improvement Project 2017-01 And Approving Final Plans And Specifications For Project 2017-01 Street Improvement Project
 - Motion to Approve Resolution Ordering Advertisement for Bids for the 2017-01 Street Improvement Project

CITY OF SUNFISH LAKE
2017-01 STREET IMPROVEMENT PROJECT
(ROANOKE ROAD OVERLAY AND SALEM CHURCH ROAD RECONSTRUCTION)

SUMMARY

- **Estimated Total Project Cost:** \$413, 980

The Roanoke Road portion is estimated to cost \$59,140.

The Salem Church Road portion is estimated to cost \$341,780, plus the drainage improvements of \$13,060 for a total of \$354,840.

- **Description of Project 2017-01:**

the Project has two components:

- a. Roanoke Road: which involves a two inch overlay placed on top of the existing pavement on Roanoke Road; and
- b. Salem Church Road: which involves a full depth mill (bituminous reclamation) of the existing bituminous surface of Salem Church Road and placement of four inches of bituminous surfacing, shouldering, roadside swale grading, turf restoration, drainage and culvert improvements and appurtenances and driveway reconstruction.

- **Proposed Schedule for Project 2017-01:**

- February 7, 2017: Council Orders Project, Approves Plans and Specifications and Authorizes Bids
- May 2, 2017: Council Considers Bids and Awards Construction Contract
- May 2017: Council Issues Bond Obligations
- July 2017: Construction Complete
- September 5, 2017: Special Assessment Hearing

- **Proposed Financing for Project 2017-01:**

- 30%: \$123,000 Amount specially assessed against landowners
- 70%: \$290,980 Amount paid by City participation

- **Amortization:** 10 years

- **Start Year (Collection):** 2018
- **Presumed Interest Rate:** 1.5% to 2.0% Above Bond Interest Rate Charged the City
- **Principal Special Assessment Amount Per Buildable Lot:** \$5,000 (Salem Church Road) and \$6,000 (Roanoke Road)