



Proposed
Adel Hwy 169 Improvements

Public Input Meeting





Highway 169 Traffic Counts

South of Highway 6

2004	6,400 AADT	
2008	6,700 AADT	
2012	7,600 AADT	
2014	8,000 AADT	25% Increase

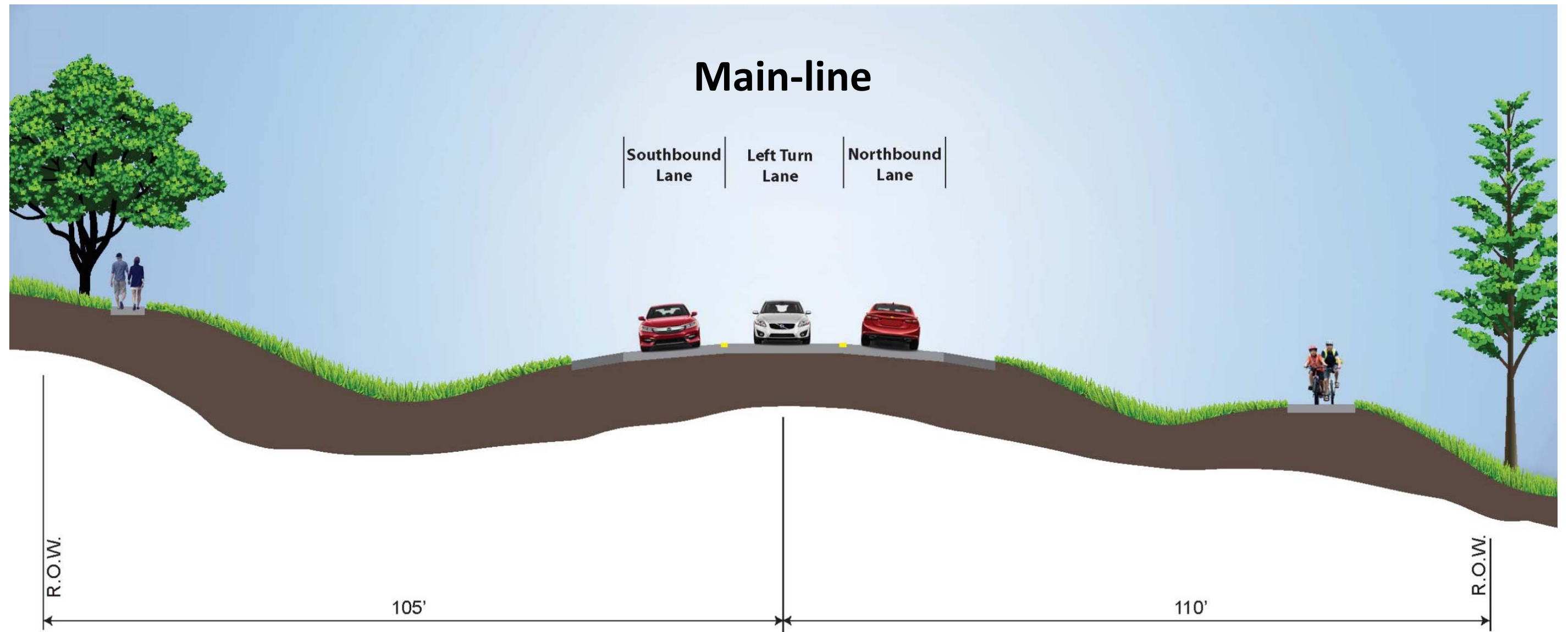
* Average Annual Daily Traffic

Proposed Improvements



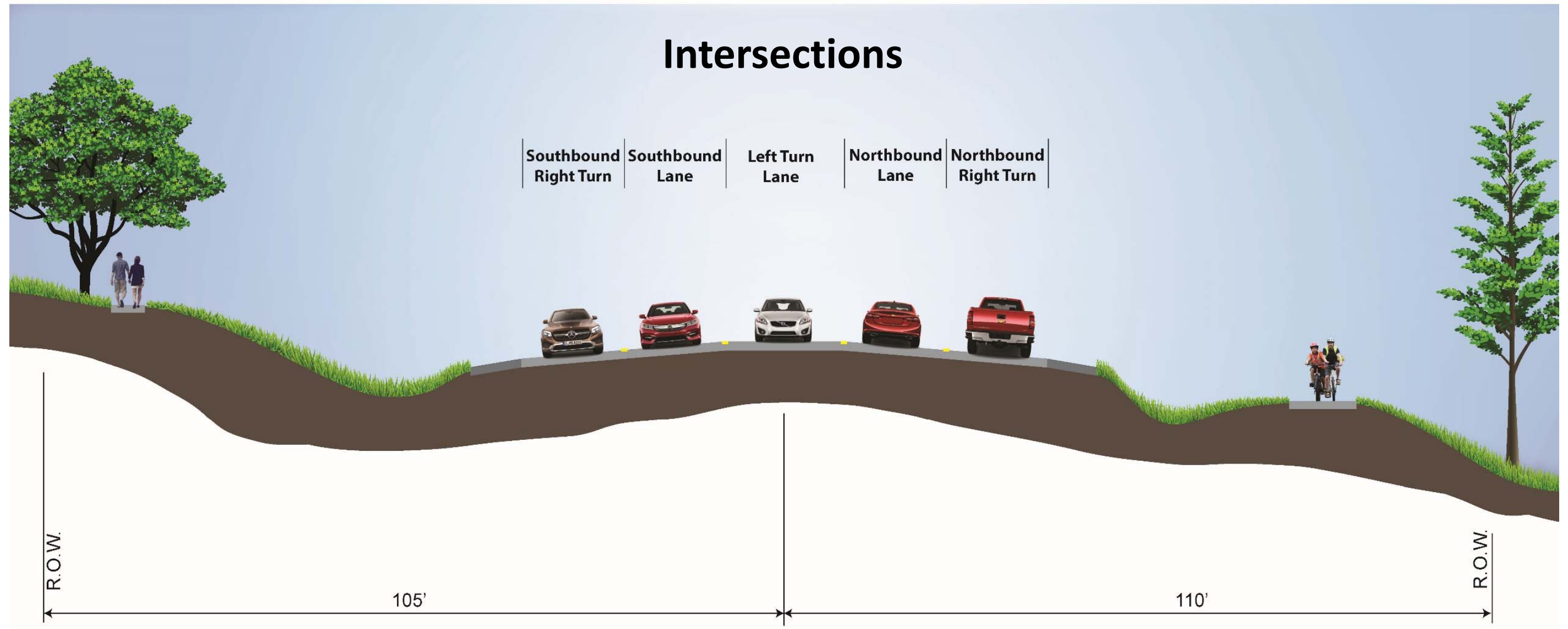


Highway 169 Proposed Cross Section





Highway 169 Proposed Cross Section





Benefits of Project

Vehicle Safety

Safe Route to School

Improved Traffic Flow

Future Connection to Aquatic Center from New Homes
(1 to 2 years in the future)

Complete Paving of Meadow Road



Total Project Cost

Highway 169 Project Cost	\$3,401,725
Bike Trails, Sidewalks, Underpass	\$1,311,559
Meadow Road Cost	\$450,000
Total Project Cost	\$5,163,284



Funding Breakdown

Project Cost	\$5,163,284
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Iowa DOT	\$1,500,000
Developers	\$416,819
City as a whole	\$1,000,000
Property Owners	\$2,246,465



Historical Use of Assessments in Adel

- First Assessment Project Done in 1916
- Total Number of Assessment Projects Completed 20 +
- History of the process and how it has evolved
 - Originally cost were split **85%** to **Property Owners** and **15%** to **City** as a whole
 - 1992 Switched to current method based on **Consumer Price Index**
 - Percentage of cost to property owners has gone down under current method

Recent Projects Using Current Policy *

Adel Downtown Brick Streets 2011

High	\$ 13,171
Low	\$ 99
Average	\$ 3,280

Adel Main Street 2017

High	\$ 10,059
Low	\$ 4,164
Average	\$ 5,620

* Current Policy Dates Back to 1992



Potential New Assessment Policy For Major Arterial Streets

Current Assessment Policy

High	\$ 127,560
Low	\$ 404
Average	\$ 23,464

Wide Area Method

High Commercial	\$ 70,477
Low Commercial	\$ 15,857
High Residential	\$ 7,048 *
Low Residential	\$ 1,762 **
Average Residential	\$3,298 ***

Paid with Property Taxes over 10 years

* \$79.80 per month

** \$19.95 per month

*** \$39.89 per month





Potential Assessment Area





Debt Service Levy

- The Main Source of Funding for Capital Improvement Projects
- Usually 10 to 20 year Bonds Depending on Project
- Paid Through Property Taxes
- Based on Taxable Valuation of Property
- Every Property Pays, Unless Taxes are Abated



Adel Debt Service Levy

Debt Service Levy \$1.97 per \$1,000 Valuation

Taxable Valuation	Per Year	Per Month	Over 10 Years
\$100,000	\$197.00	\$16.41	\$1,970
\$150,000	\$295.50	\$24.62	\$2,955
\$200,000	\$394.00	\$32.83	\$3,940
\$250,000	\$492.50	\$41.04	\$4,925
\$300,000	\$591.00	\$49.25	\$5,910
\$350,000	\$689.50	\$57.45	\$6,895



Public Input

- Comments and Questions are Welcome
- Please be Respectful
- 3 min Limit, There are many people which may wish to speak
- If there is time after everyone has spoken there will be opportunity for additional comments and questions