

# DECISION/DIRECTION NOTE

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**Title:** 2021 Civic Improvement Assessment Rates  
**Date Prepared:** April 9, 2021  
**Report To:** Regular Meeting of Council  
**Councillor and Role:** Councillor Sandy Hickman, Public Works  
**Ward:** N/A

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## **Decision/Direction Required:**

To set assessment rates for 2021.

## **Discussion – Background and Current Status:**

Under the City's Assessment Policy Council has to set the new assessment rates each year for civic improvements which are to be completed in that year. Assessment rates are determined by multiplying established base assessment rates by an adjustment factor. This adjustment factor is the ratio of current construction costs to costs estimated using the City's base unit prices. This procedure allows the adjustment factor to reflect changes in construction costs from year to year.

## **Key Considerations/Implications:**

1. Budget/Financial Implications:  
N/A – Assessments are not considered part of the project funding.
2. Partners or Other Stakeholders:  
Applicable City of St. John's property owners.
3. Alignment with Strategic Directions/Adopted Plans:  
A sustainable city. Be financially responsible and accountable.
4. Legal or Policy Implications:  
Assessments required as per the City of St. John's Act.
5. Privacy Implications:  
N/A
6. Engagement and Communications Considerations:  
Assessment details are communicated to applicable properties.



7. Human Resource Implications:  
N/A
8. Procurement Implications:  
N/A
9. Information Technology Implications:  
N/A
10. Other Implications:  
N/A

**Recommendation:**

That Council approve the assessment rates for 2021.

**Assessment Rates for 2021**

Watermain	\$ 185/m
Sanitary Sewer	\$ 169/m
Storm Sewer	\$ 110/m
Water Service	\$ 1,205/EA
Sanitary Service	\$ 1,243/EA
Storm Service	\$ 1,243/EA
Commercial Water Service	\$ 4,566/EA
Commercial Sanitary Service	\$ 2,205/EA
Commercial Storm Service	\$ 2,020/EA
Street Improvement	\$ 99/m
New Street	\$ 419/m
Sidewalk	\$ 24/m
Rural Street Upgrading	\$ 84/m

**Prepared by: Mark White, Manager, Construction Engineering**  
**Approved by: Scott Winsor, Director Engineering**

**Report Approval Details**

Document Title:	2021 Civic Improvement Assessment Rates.docx
Attachments:	
Final Approval Date:	Apr 14, 2021

This report and all of its attachments were approved and signed as outlined below:

**Scott Winsor - Apr 9, 2021 - 4:33 PM**

**Jason Sinyard - Apr 14, 2021 - 8:38 AM**