Kilmer Park Reconstruction Project
Neighborhood Information Meeting - January 31, 2018

Presenters
- Mike Payne, PE, Assistant City Engineer
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- Joe Paumen, Construction Manager
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Why Are We Here?
- Streets
  • Shows signs of distress
  • Rural road section – no curb and gutter
  • Ditch drainage
- Pavement Management Program
  • Started in 1987 with goal of maintaining roadway system & reducing maintenance
- Capital Improvement Program
- Kilmer Creek

Existing Conditions

Proposed Improvements
- Street
  • 24’ wide
  • Engineered road section
  • Curb & gutter – barrier style
  • Drain tile at catch basins
- Utilities
  • Storm sewer system
  • Replacement of water main valves
  • Infiltration & inflow barriers on sanitary sewer manholes
Estimated Project Schedule
• Mid February - 95% Plans
• March 13 – Council Meeting 1
  • Feasibility report, approve plans & specifications, order advertisement for bids
• May 8 – Council Meeting 2
  • Public improvement & assessment hearing, award contract
• Construction
  • Late May - Start
  • October - Completion

Construction Process
• Milling/reclaiming of existing street
• Utility work
• Street excavation
• Installation of new roadway section
• Installation of curb and gutter
• Tolerance roadway
• Pave roadway
• Restoration

Milling of Existing Streets

Utility Installation

Street Excavation

Grading
**Curb & Gutter Installation**

**Driveway Patching**

**Paving**

**Restoration**

**Construction Notes**
- Private utilities (cable, power, gas, phone, etc.)
  - May be relocated or hit resulting in outage
  - Outages can be reported directly to utility
- Landscaping in right of way or easements
  - Trees, bushes, flowers, landscaping blocks, etc.
  - May be removed due to installation of street or utilities
  - Unable to replace items
  - Please remove items prior to construction if you would like them saved
Construction Notes

- Restoration
  - All disturbed locations will be sodded or seeded once construction is complete
- Irrigation Systems
  - Damaged systems will be repaired
- Driveways
  - Impacted driveways will be repaired
    - Asphalt – saw cut & patch
    - Concrete – removed at joint
    - Brick paver – pavers will be salvaged & reinstalled
  - Material will be replaced in kind

Access during construction
- One drivable lane for emergency services at all times
  - Can change if advance warning is provided
- Direct access to driveway at end of night
  - Can change if advance warning is provided
- Curb & gutter installation, driveway installation, etc.

Notify us of special needs or events
- ADA & medical
- Grad parties
- Etc.

Typical Schedule
- M-F: 7 am to sunset
- Saturday: 8 am to 6 pm
- Sunday: no work allowed

There will be inconveniences and delays

Assessment Policy

- Assesses adjacent, benefiting properties
  - 40% of project costs
    - City pays remainder
- Costs not assessed and fully paid by City
  - Water main
  - Sanitary sewer
  - Kilmer Creek

Assessment Hearing

- Tentatively scheduled for May 8th
- Notice of assessment and public hearing will be mailed two weeks prior to hearing
- Notice will include exact amount of proposed assessment
Assessment Payment Options

- Pay in full or partial payment by 10/31/18
  - no interest
- Full payment between 11/1/18 and 11/15/19
  - Includes 1st year of interest
- Paid over the assessment term
  - Includes with property taxes
  - Default option if not paid with other options
- Estimated Assessment Per Property- $7,750 - $9,500

<table>
<thead>
<tr>
<th>Assessment Amount</th>
<th>Assessment Term</th>
<th>Interest Rate</th>
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<tbody>
<tr>
<td>$5,001 - $10,000</td>
<td>10 years</td>
<td>3.54%</td>
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Project Website

- [www.plymouthmn.gov/project-spotlight](http://www.plymouthmn.gov/project-spotlight)
- Click on “Street Projects”
- Click on “Kilmer Park Street Reconstruction Project”
- Contains project info, schedules, current progress, Q&A
- Option to sign up for email updates (eNotify)
  - Weekly and as needed

Next Steps

- Meeting feedback
- 95% plans
  - Letter
    - Identify property impacts
    - Incorporate feedback
- Right of entry and/or easements

Right of Entry Example

Questions or Comments?