Responses to Kilmer Park Project Comments – March 13, 2018

The City Council and city staff have received questions and concerns related to the Kilmer Park Street Reconstruction Project. City staff has compiled information to address inquiries regarding the project. More information about the project, including the staff report, is available at plymouthmn.gov/kilmer.

Comment: We lived through an almost identical project in a different community and it was very unpleasant

Response: We recognize street reconstruction projects are challenging and disruptive to those in the neighborhood. That said, this project is necessary to replace the more-than-40-year-old pavement and improve the soil condition under the roadway. If the streets are not reconstructed, they will continue to degrade and erode.

City staff is proposing the contractor be required to phase the project to minimize disruption. More information on the phasing plan will be available at the hearing in May 2018.

Comment: One of our children has asthma, and one of the big triggers for his asthma to flare up is dust

Response: Staff is working with the contractor to roll out the project in phases to help keep disruption to a minimum and reduce the amount time motorists must drive on gravel. Other dust control measures will also be implemented, including spreading water and calcium chloride. Even with these measures, we recognize there will be dust associated with this project.

Comment: Money should be spent on school security

Response: Because funding for Plymouth’s four school districts is collected separately and managed by the school districts, the city is not able to allocate city street reconstruction funds for school security.

Comment: I am concerned with the cost of this project – and if it is truly necessary at this time. I have limited income and adding this assessment will be a burden (regardless of how many years it’s added to my taxes).

Response: This project is necessary to replace the more-than-40-year-old pavement and improve the soil condition under the roadway. We recognize the costs associated with a street reconstruction project can be a burden. We offer multiple payment options so residents can spread the project payments over multiple years with an interest rate of 3.54%. A sample of the available payment options is attached. Senior assessment deferrals are also available for those who qualify; information is attached.

Comment: We don’t need or want curb and gutter
Response: City engineering standards require curb and gutter to be installed in all reconstruction projects. Concrete curb and gutter has a number of benefits. It improves drainage and increases the longevity of the roadway.

Comment: Parking at the end of the street and walking home for the entire length of this project will cause considerable hardship

Response: For most of the time, direct access will be provided at the end of each day to all driveways, but there may be times when access is limited. During those times, accommodations can be made for residents with special circumstances. Please contact city staff to discuss further.

Comment: We live on the corner on 26th Avenue and were assessed for that street when it was previously improved. We were told that when they redid 26th Ave N that because we were on a corner, that we would only have to pay for one street. We paid for 26th Ave N and feel that we have paid our share. Please reconsider this.

Response: City staff will review and respond to this inquiry prior to the assessment hearing.

Neighborhood Flyer
Staff also was made aware of a flyer circulating in the neighborhood, which raised several concerns. Below is information addressing some of the concerns.

Concern: Assessment costs

Clarification: To avoid any potential confusion, project assessments will range from $7,750 to $9,500 for this project.

Concern: Project and cost may grow if project expands to include water and sanitary sewers

Clarification: Costs for sanitary sewer and water main improvements are not assessed to residents and are funded from city water and sewer funds. If the project uncovers unexpected water and sanitary sewer main issues the city will fund those costs.

Concern: There is no obvious severe damage to streets

Clarification: The city’s Pavement Management Policy helps staff rate and identify streets in need of repair and reconstruction. Pilgrim Lane appears to be in better condition as it received a temporary overlay in 2010. The rest of the neighborhood received a temporary overlay in 2000 and 2001.

Temporary overlays are intended to maintain the street until the time comes that they are able to be reconstructed. While the surface of the roadway appears to be in better condition than the surrounding
streets, the underlying soils that support the roadway do not meet current city standards and require replacement.

Crews have been patching potholes this week, based on calls received. All streets, except Pilgrim Lane, were recently rated a 3 on a scale of 1 (worst) to 10 (best). Pilgrim Lane was rated a 5.5. Below is a picture of Pilgrim Lane, the street with the least amount of cracking, prior to the last overlay.

**Concern:** Low priority/no cut through traffic

**Clarification:** While the streets in the Kilmer Park project are not collectors, heavy vehicles such as school buses, garbage and recycling trucks, and delivery trucks are common on these roads.

**Concern:** Postpone until adequate funds and special assessments are not necessary

**Clarification:** The City Council has adopted an assessment policy that assesses adjacent, benefitting property owners a portion of the cost of the improvement. Forty percent of the total project cost is assessed to residents, while the city pays the remainder. The policy was created to treat all property owners equitably.